

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 6, 2020

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
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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THE CHAIRPERSON: I would like to make
a motion to approve the minutes for the
September 5th, 2019 minutes.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Also, I would like
to make a motion to approve the November 7th,
2019 minutes.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Our first item on
the agenda this evening under old business,
Application 18-44, for 51 Joyce Road.

MR. STRICKER: Good evening, Jason
Stricker, homeowner 51 Joyce Road, Eastchester.

We made some changes since the last
meeting. We added the grids in all the
windows, molding around the windows, a crown on
top, the stone work in the front. We have
another siding, cedar -- fake cedar siding on
the top with an AZEK trim board going across
with a louver vent. This is the left and right

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THE CHAIRPERSON: Good evening,
everyone, and welcome to the Architectural
Review Board meeting for February 6th, 2020.
If you would all please stand for the Pledge of
Allegiance.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRPERSON: Margaret, if you
could do the roll call.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca is not able to
attend this evening.

THE CHAIRPERSON: We have some minutes
to approve. I'm not sure, Margaret, who needs
to be here. Are we good to approve those both
meetings?

MS. UHLE: Yes, you are.

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sides. In the back, we have more of the grids
and trim work with crown moldings on the top to
spruce up the house.

THE CHAIRPERSON: I know just going
from the as is and the newly adjusted, were
these little oval --

MS. UHLE: The louvers?

THE CHAIRPERSON: Yes, the vent. Were
they there on the original or was there
something else?

MR. STRICKER: It was a screen, like a
4 foot screen and lattice.

MS. UHLE: I don't think those were
shown before; right? That's been a detail
that's been added. If you look at the
as-built, they added the louvers there.

THE CHAIRPERSON: But it wasn't from
the original either?

MS. UHLE: I don't recall that.

MR. STRICKER: Also, on top this
picture window we added more grids. It
separates it out to make it look like three
casement windows to break up the big window on
top of the door.

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THE CHAIRPERSON: I think that the crown molding on the windows helps for sure. I guess this does break it up a little bit, that really, really large window, but I don't know if it's going to do the trick.

Any comments from the board?

MR. GARCIA-BOU: You don't have a sample of the stone, do you?

MR. STRICKER: Excuse me.

MR. GARCIA-BOU: The stone that you're proposing.

MR. STRICKER: The stone is on here. I don't have a sample. He has written it down as -- F6 thin stone veneer Eldorado stone mountain ledge panel pioneer. I think it's in gray.

THE CHAIRPERSON: This is the stone that was included in the January submission.

MS. UHLE: I think the architect had samples with him at that time and we weren't here, and now he's not here.

THE CHAIRPERSON: I'm looking for the pictures of the existing home.

MR. STRICKER: I have on the other

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side the existing home rendering.

MS. UHLE: Just the as built drawings.

MR. STRICKER: Just the as built.

THE CHAIRPERSON: The drawings but not the photographs.

MR. STRICKER: We submitted photographs in the last --

THE CHAIRPERSON: The packet, right? The packet from January?

MS. UHLE: No, it was the packet even from before January because the January was their second time before the board.

THE CHAIRPERSON: Oh, the November packet.

MS. UHLE: Although, actually, I had asked them to submit better photographs of the house itself so that they were included in that January package.

THE CHAIRPERSON: I'm just not seeing them.

MS. UHLE: They might have been separate. I do remember that they had submitted those again for the January packet.

MR. STRICKER: I think it's right

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there on that green paper that you have in front of you.

MS. UHLE: They gave us full photographs as well.

THE CHAIRPERSON: So this is the original and the as built. So that's what that is going to be added onto.

MR. MCINTYRE: So the intermediate grills, what's the thickness of those intermediate grills on that window?

MR. STRICKER: On the long grill, it says two and a half inch. These up and down?

MR. MCINTYRE: Yes.

MR. STRICKER: On the long grills, it says two and a half inch. These up and down?

MR. MCINTYRE: Yes.

MR. STRICKER: Two and a half inch.

THE CHAIRPERSON: You're talking about the ones on all the windows?

MR. MCINTYRE: No, on those specifically because you look at that window and it's almost, you know --

THE CHAIRPERSON: It's made to look like a three window.

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MR. MCINTYRE: Yes. Two and a half inches, I think, you know, its got a little bit of meat on that where it looks like it's almost three windows.

MR. STRICKER: Right.

MS. UHLE: I think when you compare it to just the simple glass, it's a big improvement, especially with the crown molding and the trim.

MS. NEMECEK: Where is the stone photo? Is the stone down there?

THE CHAIRPERSON: Carlos, could I have that stone photo back, please.

MS. UHLE: I think the stone and the siding were approved as part of the original application, so he's just agreed to continue with what was originally approved.

MR. STRICKER: We didn't originally do the stone, so we're going to put it back.

MS. UHLE: You're going to add that.

MR. MCINTYRE: So all of these were originally --

MS. UHLE: The stone and the siding were originally approved; correct?

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MR. STRICKER: Correct.

MS. UHLE: He did not construct the stone, but at one of the past meetings board members said we would like you to implement the stone that we approved previously. In terms of the colors and materials, you essentially approved those previously.

MR. MCINTYRE: But the windows, the trim, all of that?

MS. UHLE: That was done differently. There are modifications compared to the approved plans.

THE CHAIRPERSON: I think what I'm going to do is run down the notes that you had provided for us, Margaret, because I think it will help all of us here and in the audience.

We asked you to provide a photograph of the full front of the elevation, which you did provide that, that one that we have.

We asked you for these additional changes:

Adding grids to all of the windows, which you have. The windows on all elevations appear to be out of balance and scale -- that

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was our comment -- add shutters and/or molding, et cetera. Wider trim and crown molding has been added to all the windows. That's how that point was addressed.

The next point was revise the size, scale, and possible shape of the large picture window above the front door, and the board noted that a window of that size would not have been approved under any circumstances and that it is out of scale with the house and the other windows. Your solution to that was, wider trim, crown molding, grills, and wide grill strips added to the existing window. That's how that was addressed.

Next point was adding cedar shakes to the front right and left elevations, which you have, as you pointed out before, provided. Louver vents have been provided in these locations as well.

The following point was, keep the originally proposed stone foundation along the front elevation, which you did put that back in.

Provide clear proposed elevations

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without notes or the clouds or whatever, which you have.

The last point that we made was that the elevations lack details that unified it, enhance the aesthetics of the overall design of the addition and alterations, and we had requested that you work with the architect to develop these details and not rely solely on the comments of the board.

MS. UHLE: They did provide the trellis structure over the window and some scone details that didn't make it into my notes.

THE CHAIRPERSON: So that is something that was different as well on that new --

MS. UHLE: Compared to the as built drawings, yes.

THE CHAIRPERSON: So are we ready to accept this version of the re-creation of this?

MR. MCINTYRE: Well, I wasn't here for the January meeting, but I do recollect this application that came before us. I'm a little perplexed that, you know, after this process, that this is kind of where we've ended up. In

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my experience as a member of this board, I think it's a first that, you know, we're sort of at this juncture looking at an application that was approved and that, you know, so many sort of changes were made as part of the whole sort of construction process. So it sort of questions, you know, the decisions that were made as part of the process and, you know, the input of this board and the Planning Board to kind of suddenly be in this sort of situation now where all of these modifications have to be made at this stage. I'm sure it's, you know, an inconvenience for you as the homeowner also, but it's just a little disappointing.

MR. STRICKER: To that defense, like most of the stuff that was approved in the original ARB meeting has gone back. The only thing that I think really right now that really has changed since the beginning of time is this window. It was supposed to be an oval window and now it's a, you know, bigger window. Everything else went back. The siding on the side, the cedar shake, the stone in the front, everything pretty much has gone back to what

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1 you originally approved except for one window,
2 and maybe these were supposed to be casement
3 windows and they're -- I mean they're supposed
4 to be double hung and they're casement windows.
5 That's pretty much all the changes from the
6 original ARB meeting that really has changed.

7 MR. MCINTYRE: Wasn't there like
8 various zoning variances that were required
9 after the home was built?

10 MR. STRICKER: Well, there was a back
11 patio put on, and it made too much impervious
12 surfaces so we had to come back.

13 THE CHAIRPERSON: The front porch came
14 out further than what was approved.

15 MR. STRICKER: By about a foot.

16 MS. UHLE: The applicant was before
17 the Zoning Board for a couple of meetings, and
18 the Zoning Board very clearly expressed their
19 concern about the fact that the applicant had
20 constructed certain things prior to receiving
21 amended approval, because people can change
22 things out in the field, they're just supposed
23 to come back beforehand. So they heard that
24 from the Zoning Board, and the Zoning Board

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1 still did grant additional variances, and then
2 they came here actually originally in November
3 when a lot of the issues that you're bringing
4 up now were discussed in detail with the
5 applicant at that time. We did not have the
6 meeting in January, but Laura spoke to the
7 architect about some of her concerns with the
8 revisions at that time. I honestly think this
9 time they've been pretty responsive to the
10 comments. That's my opinion. I definitely
11 think it looks a lot better. If you look at
12 the proposed front elevation compared to the
13 front elevation, I think the addition of the
14 details, and I do agree with the applicant that
15 a lot of things sort of reverted back to what
16 was originally approved with certain minor
17 differences.

18 MR. MCINTYRE: Well, from a personal
19 standpoint as a board member, I didn't vote on
20 this application initially. I wasn't in favor
21 of it. I think in light of everything that you
22 just laid out and as I see here this evening, I
23 certainly think that there are some
24 improvements based on the existing as built

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1 conditions, but, you know, other than some sort
2 of cosmetic enhancements, architectural
3 enhancements, you know, I still have my sort of
4 initial opinions on the application.

5 THE CHAIRPERSON: Are you referring to
6 the original one that was approved?

7 MR. MCINTYRE: Yes. I'm talking about
8 when it came before us initially. It went
9 forward, you know, this board voted, and there
10 was a sort of positive vote to pass it on to
11 the Planning Board, but again, I'm just sort of
12 airing my --

13 MS. UHLE: You're sure you're
14 recalling the original drawing?

15 MR. MCINTYRE: Yes.

16 MS. UHLE: Okay.

17 MR. MCINTYRE: I just think it's out
18 of scale, I think there is some disproportion.
19 Again, it's my opinion and position as a board
20 member, but, you know, here we are.

21 THE CHAIRPERSON: Other members, any
22 comments?

23 (No comments.)

24 THE CHAIRPERSON: Let's open the

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1 public meeting because it was not closed. We
2 don't have to open it, it's still open.

3 Is there anyone here from the audience
4 that would like to comment on this application?

5 (No comments.)

6 THE CHAIRPERSON: Are there any more
7 comments or requests that you have of him
8 before this goes along to Planning?

9 MR. GARCIA-BOU: I really don't have
10 any comments. I felt that he picked up all the
11 comments we requested from them and I think
12 it's --

13 THE CHAIRPERSON: It's better.

14 MR. GARCIA-BOU: It's better, and
15 there's nothing else they can do at this point.

16 MS. NEMECEK: It's built the way it
17 is, and these are mandates to balance it a
18 little bit.

19 THE CHAIRPERSON: With that noted, I'm
20 going to close the public hearing for
21 Application 18-44.

22 MR. GARCIA-BOU: Second.

23 THE CHAIRPERSON: All in favor.

24 (All aye.)

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1 THE CHAIRPERSON: In an effort to get
2 along to the other applications this evening, I
3 make a motion to move Application 18-44 along
4 to the Planning Board with a recommendation for
5 a reluctant approval from this board. It is
6 better. We wish that that window was smaller,
7 but this is better than what is the as built.
8 So that's our recommendation to the Planning
9 Board.

11 MR. STRICKER: Thank you.

12 THE CHAIRPERSON: Second.

13 MR. GARCIA-BOU: Second.

14 THE CHAIRPERSON: All in favor.

15 MS. NEMECEK: Aye.

16 THE CHAIRPERSON: Aye.

17 MR. GARCIA-BOU: Aye.

18 THE CHAIRPERSON: You're opposed?

19 MR. MCINTYRE: Yes, I'm opposed to it.

20 THE CHAIRPERSON: Next up is
21 Application 19-48, 30 Lake Shore Drive.

22 MR. IANNACITO: Good evening. My name
23 is John Iannacito, I'm an architect, and I'm
24 representing Mr. and Mrs. Assalone, the owners
25 of the subject property. We are proposing a

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1 new single family residence at 30 Lake Shore
2 Drive, and the footprint of the new residence
3 is highlighted here on the survey.

4 The proposed house will be two stories
5 with a three car garage and six bedrooms. At
6 the front of the house, we'll have a new
7 driveway that will slope down into a parking
8 court, and from the parking court there will be
9 access to the three car garage, front entry
10 portico, and a covered side porch with a mud
11 room entrance.

12 At the rear, we are proposing a series
13 of retaining walls that will create a two tier
14 outdoor space around the proposed swimming pool
15 that will have two vanishing edges here and
16 here. The lower outdoor -- actually, the upper
17 outdoor area will be about 12 inches down from
18 the first floor, and it will provide access to
19 the pool, the pool house, and an outdoor
20 barbecue bar area. The lower outdoor space
21 will provide a secondary sitting area, and it
22 will be located about five and a half feet down
23 from the first floor, and it will provide views
24 back to the pool and the cascading water from

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1 the vanishing edge of the pool. Also, from
2 that level there will be stairs down to the
3 side yard, which will provide access to the
4 basement entrance, and stair at the rear to
5 provide access to the rear yard and access to
6 the lake.

7 Here we have a street-scape drawing
8 which shows the neighboring properties in
9 relation to the vacant lot that's there today,
10 and then the proposed house in relation to the
11 existing houses.

12 The first floor elevation of the
13 proposed house will be set 5 feet lower than
14 the adjacent properties. This site slopes
15 down, so the driveway is going to slope down to
16 the courtyard and the first floor of the
17 proposed house will be set lower than the two
18 adjacent houses. This will allow us to meet
19 the requirements for the maximum height on the
20 house.

21 THE CHAIRPERSON: I know it shows you
22 like in the street-scape, but it seems that
23 this property is -- like the facade of the
24 building, will it be -- because of the garage

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1 and how far back it's set, will it be like at
2 the same point of the facade on the nearby
3 buildings or will it be further in?

4 MR. IANNACITO: It will be further
5 back. The actual garage facade will probably
6 be similar to the adjacent property.

7 THE CHAIRPERSON: The side or front
8 facing part of the garage?

9 MR. IANNACITO: Yes. This part of the
10 garage right here will be closest to the
11 street. I can show you that from this
12 elevation. So this facade here will be closest
13 to the street, and then the driveway slopes
14 down and the house is set further back.

15 THE CHAIRPERSON: Do you kind of think
16 that the facade of the garage is in line with
17 the facade of the other homes or is it
18 somewhere in between?

19 MR. IANNACITO: It's pretty close
20 because it's set at the -- the facade of the
21 garage is set 37 feet back from the property
22 line, and the other houses on either side are
23 approximately between 30 and 35 feet set back.
24 The garage facade is at 37 feet, and then the

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1 house is an additional 40 feet further back.
 2 Also, here's a site plan. On the section
 3 through the site it shows the street elevation,
 4 and then the driveway sloping down to the
 5 parking court.

6 THE CHAIRPERSON: I'm sorry.

7 MR. IANNACITO: These are the site
 8 sections showing the street with the driveway
 9 sloping down to the parking court for the
 10 garage, then the two story residence, retaining
 11 walls which will enclose the pool area, and the
 12 tiered outdoor spaces, and then the rest of the
 13 site will continually slope towards the lake.
 14 So the street elevation is at 212 and the lake
 15 elevation is at 180. It's a pretty big drop
 16 down to from the street down to the lake.

17 THE CHAIRPERSON: I know that these
 18 drawings were very helpful.

19 MR. IANNACITO: I'm going to get to
 20 those. I just wanted to go through the site
 21 sections and the facade. Now I'll go to the
 22 renderings because they're probably easier to
 23 understand.

24 Here is the rendering of the front of

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1 the house which shows the driveway sloping down
 2 to a parking court, which will provide access
 3 to the three car garage, the entry portico, and
 4 the covered side entrance for the mud room
 5 entry.

6 It also shows the finished materials.
 7 The finished materials will be, on the wall
 8 surfaces we'll have a combination of a three
 9 coat stucco in a pewter finish, and a stone
 10 veneer in an ash land finish, which is a
 11 grayish and black stone which I have a sample
 12 of. The roof surfaces will be asphalt in a
 13 charcoal black finish. The windows will be
 14 clad vinyl with a black finish. The trims will
 15 be painted AZEK in a white finish. The columns
 16 will be painted AZEK in a white finish. The
 17 railings will be metal in a black finish. The
 18 gutters and leaders will be aluminum in a white
 19 finish. The front entry door will be
 20 fiberglass in a black finish, and the overhead
 21 doors will also be fiberglass with a black
 22 finish.

23 Here are some additional renderings
 24 showing the sides and the rear. This is a

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1 rendering along the left side of the house
 2 showing the sloping site down to the lake, the
 3 new retaining walls creating the upper and
 4 lower tiered patios, and the pool with the
 5 vanishing edge on two sides.

6 This is an overhead shot at the rear
 7 showing the house, the patios and the pool, and
 8 then a rendering of the right side, again
 9 showing the pool with the vanishing edge on two
 10 sides, the lower and upper patio area, steps
 11 down to the side yard, which will provide an
 12 entrance to the basement around the corner
 13 here, and then steps back up to the front yard.

14 So we also have a 3D video that I can
 15 play, which will show you the entire property.
 16 Gary is going to zoom in over here.

17 Here you have the courtyard with the
 18 garage access, the left side of the house,
 19 retaining walls with the upper and lower
 20 terrace, pool with the two vanishing edges.
 21 The water will cascade over the side and into a
 22 lower trough area. Then the right side with
 23 access to the basement, and then steps back up
 24 to the front yard.

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1 With me tonight is Mark Benedict, the
 2 landscape architect, so he will go through the
 3 landscape plans, and then we'll answer any
 4 questions that you have.

5 THE CHAIRPERSON: Good evening.

6 MR. BENEDICT: Good evening. We
 7 wanted to keep the front very clean and classic
 8 looking, a lot of Green Boxwood Iliac, low
 9 plantings, nothing too high in the front, a
 10 couple of Southern Magnolia trees and lawn so
 11 that it's pretty much open and inviting.

12 The left side of the property right
 13 now is pretty open to the property next door.
 14 There's only a couple of rough shrubs here and
 15 there. So to camouflage some of the walls and
 16 this side of the house, I thought a nice hedge
 17 of either Arborvitae or Cherry Laurel,
 18 something like, that to kind of camouflage that
 19 a little bit, soften up the property lines.

20 On the right side, there are a lot of
 21 larger trees, there are two or three large
 22 White Pines and some others. I would like to
 23 see if we could keep some of that once the
 24 construction starts. Again, underneath maybe

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1 something like Rhododendron because that's
2 going to be shadier that side of the house,
3 Rhododendron, Skip Laurels, maybe some Norway
4 Spruce to soften up that property line.

5 There's some Boxwood along the front
6 of the house here along these walls, maybe some
7 Hydrangea and Boxwood against this side of the
8 garage.

9 Going to the back, on the back patio,
10 again some low plantings of Boxwoods and maybe
11 some perennials or Boxwood up on this first
12 tier to soften this area up a bill bit.

13 Then you go down the steps to the
14 lower or mid area, all lawn throughout here,
15 lawn at the top, lawn checkerboard as you saw
16 at the top here, and then maybe some again
17 Hydrangea possibly mixed with some Skip Laurel
18 or Cherry Laurel, again that green and white
19 theme that we continue with.

20 Then all the way to the back of the
21 property line, the 15 foot of native grasses
22 and shrubs. I've got a list with me here.
23 Just something very simple, Pennisetum,
24 Miscanthus, some Viburnum possibly. Just

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1 something that kind of gives them a little bit
2 of color, fall and spring color, whatever, you
3 know, is typical in this area.

4 That's it. Very simple.

5 THE CHAIRPERSON: I'm not sure if this
6 question is for you or for the architect or
7 both, but the driveway is such a huge mass of
8 stone, did you consider, perhaps, using more
9 pervious green like they used at the water
10 facility down the way?

11 MR. IANNACITO: I guess we could.
12 Will that give us a credit for coverage because
13 that would be good.

14 MS. UHLE: Again, for coverage it
15 would still be considered impervious surface,
16 but for drainage you could use it in the
17 drainage calculations.

18 MR. BENEDICT: How does that hold up
19 to snow removal and things like that?

20 THE CHAIRPERSON: I think you have to
21 go to that property. There's a property very
22 close by, the water company, the facility or
23 whatever they call that station there.

24 MS. UHLE: The pump station. Jay and
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1 I would have to look at zoning compliance
2 because the law specifically says driveways
3 must be paved. That is a kind of a grass creek
4 paver.

5 MR. IANNACITO: We tried to minimize
6 it as much as possible, the driveway. We
7 didn't just do a backup area into the -- first
8 of all, we couldn't pave it because we would
9 have been over the maximum allowable, but we
10 just created enough space for the cars to pull
11 in and out of the garage and turn around. It
12 is going to be lower than the street elevation.
13 There are retaining walls down both sides of
14 the driveway that will create walls along this
15 courtyard, and there will be plantings there.
16 I think the plants and the walls will help
17 soften up that large paved area. We also have
18 some lawn inside the driveway.

19 MS. NEMECEK: In terms of the
20 landscape, it's a lot of green, it's a lot of
21 foundation planting, and I don't see a lot of
22 color. In your illustration I see something
23 that resembles like a Crape Myrtle, can you put
24 something like that in front?

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1 MR. BENEDICT: I wouldn't put Crape
2 Myrtle. I might do something else like some
3 more perennials.

4 MS. NEMECEK: You have these two big
5 green patches in the driveway that are just
6 going to stay as lawn?

7 MR. BENEDICT: I'm sorry.

8 MS. NEMECEK: In our rendering here.
9 Maybe this is just the way the rendering is
10 done?

11 MR. BENEDICT: You're talking about in
12 here?

13 MS. NEMECEK: Yes.

14 MR. BENEDICT: We could definitely do
15 some lower plantings, sure. We could do some
16 perennials, some ground cover, Liriope or
17 something like that.

18 MS. NEMECEK: Liriope is okay but it's
19 kind of short. The Magnolias are nice but
20 they're green too. Everything is green, green,
21 green, green, green. Can you break it up with
22 some kind of color?

23 MR. BENEDICT: Sure. Because of the
24 look of the house, I wanted to keep it classic

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and clean.

MS. NEMECEK: Crape Myrtles have structure. They have four season color and they're bright. I thought something like that so you got more than one season and not just this wall of green. Green, green, green, green.

MR. BENEDICT: That's fine. We could definitely put in some perennials, some more flowering shrubs even that will give us more color. Sure.

MS. NEMECEK: If you could put the plant list, that would have helped too, that would have been nice.

MR. BENEDICT: Yes.

MR. GARCIA-BOU: Do you know where the condensing units are going?

MR. IANNACITO: Yes. I can show you both on the survey and on the rendering. If you look at the survey, the condensers will go right up here at this upper level here. We discussed bringing it down to this lower level as you get into the basement, so they'll be along the house up here. So if we look at this

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rendering here, they would be in this location here. We could plant those out also so that you're not really looking at them. We could plant around them.

MR. MCINTYRE: Point that out again, John, please.

MR. IANNACITO: Above this wall here.

THE CHAIRPERSON: Would this be a better --

MR. IANNACITO: Yes.

MR. MCINTYRE: You don't know what rendering to pull out.

MS. NEMECEK: You got so many.

MR. IANNACITO: It would be right in this area right here.

MR. MCINTYRE: And all the pool equipment, like all the --

MR. IANNACITO: The pool equipment quick is going down below the pool house inside.

MR. MCINTYRE: Below the pool house outside?

MR. IANNACITO: The foundation of the pool house will have access from underneath, so

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we're going to put all the pool equipment in there.

THE CHAIRPERSON: Is that like kind of indoor/outdoor space?

MR. IANNACITO: On the sides of the house there's going to be the basement entrance, and then below this portion of the upper deck it's going to be a covered patio below that you can access from the basement. So that will be a covered space which is open to the outdoors and we'll have these two arches, and then there will be a door into the lower part of the pool house that will have the pool equipment.

MR. MCINTYRE: I just have a question, if you could maybe pull up the front elevation.

MR. IANNACITO: Sure.

MR. MCINTYRE: Again, I'm sure this is something you can easily answer, both in the rendering and the elevation, specifically around the primary windows, you know, on the sort of primary living spaces or I guess their bedrooms --

MR. IANNACITO: Bedrooms on the second

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floor.

MR. MCINTYRE: So I guess the lower and upper, it just looks like with the stucco finish -- do you think the addition of any sort of raised trim would enhance the elevation?

MR. IANNACITO: Originally we had trim. The owner didn't want any trim around the windows. They just want the stucco to turn the corner and die into the window.

MR. MCINTYRE: I kind of just think it looks flat to me.

MR. IANNACITO: It is a little flat, but when you look at a lot of houses that were built in the Twenties and Thirties with the stucco finish, most of them don't have any trim at their windows. They have these dark leaded glass windows and the stucco just turns the corner. They don't have anything bulky. That's kind of the look we were going for. It's almost like a French Normandy type of look.

MR. MCINTYRE: Okay. Obviously you have that freeze which divides the --

MR. IANNACITO: Right. The freeze

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1 will be a stucco band the same color as the
2 wall stucco, and it will stick out an about
3 inch.

4 MR. MCINTYRE: And windows sills,
5 again, similar to that point, are you having
6 window sills?

7 MR. IANNACITO: Window sills we will
8 have, yes. There will be a stone sill.

9 MR. MCINTYRE: They will project?

10 MR. IANNACITO: Beyond, yes. You need
11 that little trip edge at the sill.

12 MR. MCINTYRE: Okay. I guess whatever
13 sort of lighting, will they be recessed into
14 the underside of the eaves?

15 MR. IANNACITO: I've shown lighting at
16 the garage, and then there will be lighting at
17 each side of this door, which is behind the
18 columns. We may also do down lights in this
19 portico, and then there's lights in the rear at
20 the doors from the kitchen dining area, this is
21 a master bedroom which will walk out to the
22 pool patio, and then lights at the upper
23 bedrooms which will open up to roof decks.

24 MS. NEMECEK: Will the pool have

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1 lights too? Yes, right?

2 MR. IANNACITO: The pool will have
3 lights too. We'll probably light up that
4 waterfall area.

5 MR. GARCIA-BOU: Step lighting?

6 MR. IANNACITO: I'm sure we'll do
7 landscape lighting with step lighting and light
8 up the walls.

9 MR. MCINTYRE: It looks like you're
10 going to do the whole gamut.

11 MR. IANNACITO: And you'll be able to
12 see it right from California Road.

13 MR. MCINTYRE: California or
14 California Road?

15 MR. IANNACITO: California too
16 probably.

17 THE CHAIRPERSON: We should open the
18 public hearing. I would like to open up
19 Application 19-48 for a public hearing.

20 MS. NEMECEK: Second.

21 THE CHAIRPERSON: All in favor.
22 (All aye.)

23 THE CHAIRPERSON: Is there anyone from
24 the audience that would want to get up and have

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1 any questions or comments about this
2 application?

3 MR. MCINTYRE: Anybody neighbors,
4 anybody here?

5 (No comments.)

6 THE CHAIRPERSON: Then I make a motion
7 to close the public hearing for Application
8 19-48.

9 MR. MCINTYRE: Second.

10 THE CHAIRPERSON: All in favor.

11 (All aye.)

12 THE CHAIRPERSON: Any other comments
13 or questions regarding this application or
14 suggestions?

15 MR. GARCIA-BOU: I'm good.

16 THE CHAIRPERSON: So then I would like
17 to make a motion to move Application 1948 along
18 to the Planning Board with a recommendation of
19 approval. Margaret, there were no other --

20 MS. UHLE: The comments were if
21 possible to add more color to the landscape
22 plan, including but not necessarily limited to
23 the parking court, either perennials or
24 flowering shrubs. You had talked about

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1 considering a grass creek driveway, and also
2 providing a more detailed plant list.

3 The only thing I want to say about
4 grass creek driveways that I want to think
5 about a little bit, I think at the water plant
6 they have very limited vehicular traffic, I
7 think when you have cars going over the grass
8 area a lot, it ends up just being dirt. I
9 think conceptually it sounds like a good idea.
10 I don't know if it functions that well. You
11 can research it.

12 THE CHAIRPERSON: I think there's been
13 a lot more use of it, so you could kind of
14 figure it out. If it works, it would be really
15 nice.

16 MR. MCINTYRE: Very good. Thank you
17 very much.

18 THE CHAIRPERSON: It was a lovely
19 presentation. Thank you.

20 Our next application is 19-49 1,2, 3
21 and 4 all together now.

22 MS. UHLE: Before he begins, I think
23 most of you are aware of this, but I know at
24 the last meeting there was a lit bit of

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1 confusion, all of these homes were previously
2 approved by you and by the Planning Board, and
3 they did go through a thorough architectural
4 review and planning review process. It's just
5 that the approvals expired, and after they've
6 expired, applicants are required to come back
7 and seek new approvals.

8 No changes have been proposed since
9 the prior approvals; correct?

10 MR. FINELLI: Correct. Good evening.
11 My name is Michael Finelli, I'm the architect
12 for the project. This is a full lot
13 subdivision that was before this board in
14 October of 2017.

15 As Margaret said, we went through it,
16 we reviewed the plans, the materials, the
17 aesthetics, the home, all four homes, the site.
18 We actually also went to Planning Board. We
19 received approvals there as well. Mr. Cermele
20 has reviewed the site plans, made comments.
21 They've gone back and forth with the engineers.
22 We've handled all comments and we were ready to
23 build. The builder had the permits expire,
24 they lapsed, and we're back here again. I'm

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1 hoping to rubber stamp this and move it
2 through. I'm willing to answer any questions
3 that you might have.

4 I brought a couple of renderings that
5 I had done very quickly to show you the colors
6 that were approved, what they look like, the
7 styles of the houses and some of the
8 landscaping that we're proposing, very simple
9 landscaping. We did not have a landscape plan
10 with us at the first ARB. We actually had a
11 landscape architect on retainer, Anthony Zaino,
12 who actually gave me landscape plans to bring
13 with me this evening to hand out to you guy if
14 you would like to see them. I can't speak to
15 them because I'm not a landscape architect, but
16 I'm happy to distribute those.

17 Beyond that, I'm happy to answer any
18 questions. I'm not sure how much more you want
19 me to beat this to death, but I'm happy to do
20 it.

21 MS. UHLE: Can you hand out the
22 landscape plans?

23 MR. FINELLI: Sure.

24 MS. UHLE: Those were part of the

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1 original approvals as well; correct?

2 MR. FINELLI: They were, yes. I have
3 one that I mounted just to give you an idea and
4 the people at home as to what's being proposed
5 and what was approved. I normally have more to
6 say than I do this evening, so, please, any
7 questions I'm happy to answer.

8 THE CHAIRPERSON: If you could just go
9 over the coloring on the ones that were
10 approved.

11 MR. FINELLI: Sure. So the first
12 house, lot 1, 2, 3, and 4 as you go into the
13 property clockwise, this is how the houses will
14 sit. The first house is a gray stucco body.
15 We're doing a white AZEK trim, black roof. The
16 color, the gray is actually an oyster gray.
17 We're doing a black front door, white wrought
18 iron. All the trim will be white as well,
19 AZEK. We're doing a stained garage door which
20 you will only see from the Water Street side,
21 being that it's a two and a half story entrance
22 from the Water Street side to the back
23 right-hand corner, which is lot 3, this house
24 here, there's an 11 foot change in elevation.

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1 We used that slope to our advantage. Actually,
2 being that this is the narrowest, longest lot,
3 we put a driveway right in off of Water Street,
4 and we used that drop to our advantage and put
5 the garage underneath the house.

6 From there, the house to the right of
7 that, which is lot 2, it's HardiPlank siding,
8 that's a Navaho beige, the color itself. It's
9 going to have gray stucco finish at the base,
10 white AZEK, black door, white trim all the way
11 around, again, to keep that very consistent
12 look throughout the house.

13 I decided to change it up a little bit
14 when we got to lot 3. At the time, there was a
15 specific reason for it. We took a
16 Mediterranean and kind of modernized it a
17 little bit. All the houses were specifically
18 designed to mimic other houses in Eastchester.
19 As you drive around, you're going to see one of
20 these on just about every block in some form or
21 function. Not necessarily the exact same
22 house, but the styling, the size of the rake
23 boards, they're all 8 inches, white gutters, 6
24 inch trim on all the windows, corner boards.

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1 So just beefier looking finishes and detailing
2 for the houses. Simple but beefier so they
3 stand out a little bit more. Lot 2 will have a
4 white door, an aluminum -- sorry, Clopay white
5 fiberglass door. Lot 3 we're starting to mix
6 materials now, we're coming in again with the
7 stucco on the second floor and we're doing more
8 of a brownish colored stone, which I had a
9 sample and you guys liked it very much. I
10 don't recall the color, but I put a cut sheet
11 in the package I provided you guys. Then a
12 weathered wood roof to, again, not have them
13 all look alike, to break up the look a little
14 bit.

15
16 Going on to lot 4, we're doing
17 Monterey taupe is the name of the color, so
18 it's a little bit of a darker beige. It's a
19 lighter brown, darker beige. Six in one, half
20 a dozen of the other. White trim, white door,
21 charcoal roof. So the roofs will be just
22 slightly different in color rather than having
23 them all be black all the way through. One is
24 charcoal, one is black, I think the other one
25 is actually called oyster pearl, which is

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1 between a charcoal and a black, so it's a
2 little bit lighter, more on the gray side.
3 I guess some of the comments the board
4 had made to me that I can recall from two years
5 ago, the porticos, I was specifically asked to
6 make them a little bit shorter. I guess the
7 proportioning -- actually, it was Silvio who
8 had commented specifically about that -- he
9 asked me to make the porticos a little bit
10 smaller. He asked me to add this detail across
11 the top of the garage door here on that house
12 to, I guess, extend the look of the garage and
13 give it a little bit more architectural
14 detailing rather than just having clapboard
15 coming across. Also, the window over the door
16 was set a little bit higher, we were trying to
17 set it higher in the foyer, he had asked to
18 bring it down a little bit, have all the window
19 heads align.

20
21 Again, all the points I'm talking to
22 you about right now I agreed with, I thought
23 they were good changes, good comments. This
24 house in specific he had asked to maybe add
25 some kind of copper or aluminum detail,

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1 standing seam detail at that roof. At the
2 time, it was just an asphalt roof. Again, I
3 agreed with it. I think it breaks it up a
4 little bit being that the garage is right
5 underneath it. It adds a little more character
6 to the house.

7
8 Beyond that, as far as the coloring, I
9 think you guys were pretty happy with it, the
10 Planning Board was happy, we're happy.

11 THE CHAIRPERSON: Happy to get going
12 on it, I'm sure. Any comments or questions?
13 We're still all good with it; right?

14 MR. MCINTYRE: It sounds like
15 everybody is happy.

16 THE CHAIRPERSON: I would like to make
17 a motion to move --

18 MS. UHLE: There's still a public
19 hearing. I don't think anyone is here, but I
20 don't know.

21 THE CHAIRPERSON: Absolutely. I would
22 like to make a motion to open the public
23 hearing for Application --

24 MS. UHLE: 19-49 1 through 19-49 4.

25 MR. GARCIA-BOU: Second.

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1 THE CHAIRPERSON: All in favor.
2 (All aye.)

3 THE CHAIRPERSON: Is there anyone here
4 who has any questions or comments for this
5 application?

6 (No comments.)

7 THE CHAIRPERSON: I make a motion to
8 close the public hearing for Application 19-49
9 1, 2, 3, 4.

10 MR. MCINTYRE: Second.

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

13 THE CHAIRPERSON: So then I would like
14 to make a motion to pass along Application
15 19-49 1, 2, 3, 4 along to the Planning Board
16 with a second recommendation of approval. All
17 in favor.

18 (All aye.)

19 MR. FINELLI: Thank you very much.
20 Goodnight.

21 THE CHAIRPERSON: Thank you. On to
22 our next applicant, which is Application 19-45,
23 Ridge Street.

24 MR. IANNACITO: Good evening, again.

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1 My name is John Iannacito, I'm an architect,
2 and I'm representing Mr. and Mrs. Spatoliatore,
3 the owners of the subject property. We are
4 proposing additions and alterations to a single
5 family residence located at 52 Ridge Street.

6 The proposed scope of work will
7 include removal of an existing overhead door at
8 the basement level of the house and construct a
9 new covered porch along the front. We're also
10 proposing a second story addition over the
11 existing footprint at the rear, which is
12 highlighted here. We're proposing to remove
13 the existing roof and re-frame the entire roof
14 over the entire existing footprint of the
15 house, and we're proposing site alterations,
16 including reconfiguration of the existing
17 driveway at the front and the existing walkway
18 at the front.

19 This application was presented to the
20 Zoning Board and an area variance was granted
21 on January 14, 2020 for the front yard setback
22 to the covered porch. The proposed front yard
23 setback is 23.4 and the required is 30 feet, a
24 deficiency of 6.6 feet, and that variance was

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1 granted on January 14th.

2 Here we have the existing and proposed
3 elevations. Here's the existing elevation with
4 a small portico over the entry door and the
5 garage overhead door at the basement level. So
6 we're going to remove that garage door, fill in
7 this area and construct a new open covered
8 porch along the front. The door and the window
9 on the first floor stay exactly the same, the
10 two windows on the second floor stay the same,
11 and then we're going to re-frame and
12 reconfigure the roof to create additional
13 storage space up in the attic.

14 Here is the right side elevation
15 showing the new covered porch, the new roof
16 profile from the side, and the second story
17 addition at the rear. Currently, the chimney
18 is very tall back here.

19 Here are the rear and left side,
20 second story addition over the existing
21 footprint, and the reconfigured roof over the
22 existing main portion of the house, and then
23 the left side showing the open porch and the
24 reconfigured roof.

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1 Here's a rendering of the front facade
2 showing the exterior materials. The wall
3 surfaces will be new HardiePlank siding in an
4 arctic white finish. The existing brick veneer
5 at the first story level will remain and be
6 painted white. The roof surfaces will be
7 asphalt in a charcoal black finish. The
8 windows will be vinyl clad in a white finish.
9 Trim boards will be painted AZEK in a white
10 finish. The columns will be painted AZEK in a
11 white finish. The railings will be composite
12 in a white finish. The shutters will be
13 composite in a black finish. The gutters and
14 leaders will be aluminum in a white finish.

15 Thank you for your time. I'm happy to
16 answer any questions.

17 THE CHAIRPERSON: So that garage
18 that's going away is probably tiny and useless?

19 MR. IANNACITO: Yes. They can't fit a
20 car down there. They already have a wide
21 driveway in the front, so we're just going to
22 square it off. If you look at the site plan,
23 the dotted lines -- a lot of it is in the right
24 of way. This has a very large right of way,

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1 this property, for some reason. So we're just
2 going to square off this area and provide space
3 for two cars. Two cars have to fit on the
4 property. We can't show them out here. They
5 could probably fit four cars on this driveway
6 because it's so deep. We'll provide new
7 plantings between the walkway and the driveway
8 to try to screen that driveway a bit. I don't
9 know if it will be this type of planting but it
10 will be something similar.

11 THE CHAIRPERSON: So you're going to
12 get rid of the all the hedges that's there?

13 MR. IANNACITO: Yes. We'll redo the
14 landscape along the front.

15 MS. NEMECEK: And lighting, you're
16 going to have lighting underneath?

17 MR. IANNACITO: Yes. These will be
18 high hats in the porch area.

19 MR. MCINTYRE: Just as a matter of
20 interest, what's the head height in the
21 ceiling?

22 MR. IANNACITO: On the porch?

23 MR. MCINTYRE: No, in the basement.

24 MR. IANNACITO: Probably about 7 feet.

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MR. MCINTYRE: Are you looking to dig it out so you maximize --

MR. IANNACITO: No. We're going to finish the basement, so the garage is going to become a new playroom. The 7 foot ceiling height meets the code requirement. We do have an existing egress door at the rear, so we'll be able to create a legal habitable space down there.

MR. MCINTYRE: That's a load bearing wall that you're taking out; right?

MR. IANNACITO: Yes. So here's the plan.

MR. MCINTYRE: Wouldn't you have to put in --

MR. IANNACITO: We're going to put a new column right here and a new beam. The framing is going front to back. That's a concrete wall between the garage and the existing basement, so we're going to remove that concrete block wall, which is actually not the bearing wall because the framing is going front to back. There is an existing beam here, so right now that existing beam rests on top of

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that block wall. So where the block wall is being removed, we'll put a new steel column with a new footing.

MR. GARCIA-BOU: Is that steel column going to be lower than 7 foot?

MR. IANNACITO: I'm not sure if the beam is flush framed or not, but it will be to code, whatever the code is.

MR. MCINTYRE: That's the reason I ask the question, because obviously it looks like you're taking out that spine wall, which could very well have some sort of structural integrity in terms of the, you know, existing home, and, you know, if you've got a low ceiling height, which typically you would have in a home of this age, you know, maybe you're well off digging the basement out to maximize your head height if you're doing all this work as it is. Again, it's only a comment because I just think you're going to have a restricted head height there if, in fact --

MR. IANNACITO: We're not putting a new beam where the wall is coming out. The wall is going up and down the page here, so

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we're not going to put a new beam there because it's actually running parallel to the floor joists above.

MR. MCINTYRE: If it's not a load bearing wall, but I'm sure it's going to have some bearing on --

MR. IANNACITO: I think there's this block only because you need a fire separation between the garage and the house. Years ago, they used to build them out of block. Today we do it with fire rated sheetrock.

MR. MCINTYRE: Everything is getting redone in the basement, though?

MR. IANNACITO: Yes, the whole basement is being redone.

MR. MCINTYRE: Listen, if you have the chance to dig it out and maximize the ceiling height, now is the time to do it in my opinion. Again, it's neither here nor there.

MR. IANNACITO: We can explore that.

MR. MCINTYRE: It's nothing to do with the purview of this board, but it's just a question that I'm asking based on just looking at the plans.

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MS. NEMECEK: I think it's a great renovation. I think you've given this house a lot of charm where it needed it.

THE CHAIRPERSON: From here to here is night and day.

MR. IANNACITO: It's going to look much better now.

MR. MCINTYRE: Listen, it's a very nice part of town, it's a really nice neighborhood, and again, I think it's a credit to your work and your practice and what you do. I think it's an absolute positive enhancement to the neighborhood. Good job and kudos to you and your client.

MR. GARCIA-BOU: I feel the same way.

THE CHAIRPERSON: Great. So we should make a motion to open Application 19-45 for a public hearing.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Anyone here have any questions or comments about this application? No? Questions, comments?

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MR. MCINTYRE: Good, bad, indifferent.
(No comments.)

THE CHAIRPERSON: Then we'll make a motion to close the public hearing for Application 19-45.

MR. GARCIA-BOU: Second.

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

MR. MCINTYRE: Just one question. Again, this sort of age old question; have you located the air conditioning, the condensers on the site plan?

MR. IANNACITO: I haven't, but I'll put them in for the Planning Board. I believe they do have central air in the house. They might not. We may be adding it in as part of this application. I'll locate them for the Planning Board.

THE CHAIRPERSON: I would like to make a motion to send Application 19-45 along to the Planning Board with a recommendation for approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

MR. IANNACITO: Thank you.

THE CHAIRPERSON: Thank you.

MR. MCINTYRE: Thank you.

THE CHAIRPERSON: Our next application up is Application 20-03 for 777 White Plains Road. Good evening.

MR. DILEO: Good evening. My name is Lou DiLeo, Studio RAI Architects. This is an application to continue an alteration that we started with an existing building, the old Acme Supermarket. We redesigned that to accommodate the new DeCicco Supermarket.

There was a section of the building -- if I refer you to the site plan -- as you're driving up into the rear parking lot, the right-hand side of the building in this little section, which is not DeCicco's, was being left alone. After speaking to the landlord and the landlord wanting to improve the rest of the building to match with the additions that we were doing, we came up with an idea on how to sort of tie everything together. So basically from this corner all around to here will be a

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very uniform and consistent facade with color and details.

Additionally, right now there are a couple of trees on this sidewalk, we're adding some more trees and adding some lighting to up light those trees as part of the landscaping. The site plan is not being touched.

So right now basically this is existing, there's an existing canopy sticking out, and we're taking that, taking the material off of it, exposing the front and creating basically a steel channel and the bottom will be a wood finish. If you refer to this plan, this page A2 shows you more or less the proposed. This is the existing and this is the proposed. Again, the existing canopy we're taking the aluminum siding off of it. The soffit is like a stucco material and metal, taking that off and using what's there to create a new canopy. Again, it's going to be sort of an exposed steel channel. We have some brackets going back. This is the shape of the bracket seemingly holding this canopy up. The canopy holds up by itself, but we're going to

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sort of resemble a little bit older theme of canopies being held by turnbuckle kind of brackets.

The side of the building right now it's like a gravel -- I don't even know how to describe it -- it's a gravel stucco finish -- you could barely see it -- it's going to be re-stuccoed and the color will match the rest of the building. That's the idea of that.

THE CHAIRPERSON: When you say the rest of the building --

MR. DILEO: This right now it's basically like a board and batten aluminum brown metal, you could see like that, so we're going to take all that off, stucco that, make that nice and clean, and there are a couple of windows that are remaining, staircase is remaining. So the front of the building is all stucco and it's got, you know, a couple of color bands, so that body of stucco will match.

Along that idea, Mr. Biddle is here today, he's the owner of the building, we want to paint the whole entire building. Our project with the DeCicco section of the project

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1 we were just basically re-stuccoing the center.
 2 So now we decided to basically repaint that
 3 whole entire building, so it gave us an
 4 opportunity now to show you a couple of
 5 thoughts of new stucco color, new banding
 6 color, and that gets tied into signage.

7 THE CHAIRPERSON: So that's not what
 8 we have here though.

9 MR. DILEO: I did bring with me colors
 10 of the facade that we're thinking of just to
 11 run it by you. These are Benjamin Moore
 12 colors. There are a couple of things I would
 13 like to throw in if we could talk about that
 14 also.

15 Basically what's in front of you is
 16 this little section here to match the rest of
 17 our building. The work here is this canopy,
 18 the bottom will be wood, exposed wood. This
 19 shows blue but it's actually painted -- it's a
 20 gun metal -- I actually have the color -- it's
 21 a gun metal paint that resembles black. The
 22 rest of the building, whatever metal is left,
 23 which is back here, there will be a little bit
 24 of metal left, that was going to be painted the

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1 color of the stucco that we chose.

2 In this section here, again, this area
 3 there are existing two trees, we're going to
 4 add another tree. There's planter boxes, we're
 5 going to add another one here. This will have
 6 some up light shining up on the trees. When
 7 you drive up to the supermarket, this will act
 8 as sort of a welcoming effect. So the whole
 9 back of the building will be consistent, and
 10 now that we have the opportunity to paint the
 11 whole entire building, all the stucco and
 12 banding could be really unified and get a
 13 chance to change the color a little bit, if
 14 possible.

15 This is the front view addressing this
 16 sort of L shape area. If I may talk about the
 17 color of the building. We have a couple of
 18 different renderings here. I don't know if you
 19 could see it. Basically, we want to get away
 20 from the yellow color and the sort of reddish
 21 maroon color and playing with those two colors.
 22 The brick it staying as is. We have a couple
 23 of different versions. The band will always be
 24 darker than the main body of the building.

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1 These are some historical Benjamin Moore colors
 2 that the stucco company can match. I'm not
 3 sure if you could see it from there. This is
 4 the main body and trim, main body and trim,
 5 main body and trim. This is the direction that
 6 we would like to go, sort of leaning towards
 7 the first one.

8 THE CHAIRPERSON: When you say trim,
 9 you mean the band?

10 MR. DILEO: Yes, the band where the
 11 lettering is.

12 THE CHAIRPERSON: Where the maroon
 13 used to be or that mauve color used to be is
 14 the darker color?

15 MR. DILEO: The darker color.

16 MS. NEMECEK: The one you're leaning
 17 towards is the top right?

18 MR. DILEO: Top left.

19 MS. NEMECEK: Top left. Okay. But
 20 the rendering is --

21 MR. DILEO: It's hard to get the
 22 rendering exact. These are actual Benjamin
 23 Moore colors. This one is this one, this one
 24 is this one. As far as we're concerned, they

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1 all would be good to use. We like all of them.
 2 Eventually, the white lettering, that's another
 3 thing we would like to change. It's going to
 4 take time to change that. The owner of the
 5 building -- do you want to talk about that?

6 MR. MCINTYRE: All of the store signs?

7 MR. DILEO: The store signage. As a
 8 concept right now it's all white and this sort
 9 of background is going to be okay, but ideally
 10 it will be a different color. They're all the
 11 same, consistent throughout the whole complex,
 12 but this is an opportunity to change everything
 13 and sort of, you know, refresh.

14 THE CHAIRPERSON: That was part of the
 15 whole plan approval prior. We have a sign law
 16 in the town of Eastchester that says that you
 17 are no longer allowed to have the raceway.
 18 Giving you guys the okay to stay with the
 19 raceway, we asked that you stuck with all the
 20 white letters. Now, I know that's been an
 21 issue with some of the tenants as well before,
 22 they all want their own color, they want --

23 MR. DILEO: Yes. Some want larger.

24 THE CHAIRPERSON: I do think that it

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1 still needs to be consistent. You really don't
2 want to see any specifically red internally
3 illuminated letters. That's like really
4 garish. Let's see what you want to do, and
5 we're certainly willing to look at that, but if
6 it does stay white, then I think that the dark
7 color needs to go darker to get some sort of a
8 contrast.

9 MR. DILEO: Right. Here we actually
10 changed the letters to a gray working with this
11 background, which is this one here. The
12 letters obviously pop out when the background
13 is darker. If you go with a lighter
14 background, the letters are going to have to be
15 darker, the other way around. He asked to
16 change the white letters to a color, not red,
17 not blue, something, a gray a taupe.

18 THE CHAIRPERSON: Another option that
19 maybe wasn't thought about back when you
20 originally did it, if you look at Ann Taylor
21 Loft and a few other signs in town, they are
22 black, they're internally illuminated, so
23 they're black during the day and at night the
24 white light comes through. That's a good thing

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1 for when you want that contrast and you still
2 see it lit up at night.

3 MR. DILEO: I think the sign company
4 was here yesterday with DeCicco's. I think he
5 jumped a little bit too fast because I said we
6 really should know the color of the building
7 first before we start picking colors of
8 letters. We'll have to come back with that.
9 I'll help him along with that. You were
10 questioning that, what's the color of the
11 building. We're at that point now that we need
12 to know that. Mr. Biddle mentioned to me
13 earlier, that he would sort of encourage the
14 tenants as they leave to change or do something
15 else. The idea is to have all of the same
16 color. We agree with you. Do you want to say
17 a word about the sign?

18 MR. BIDDLE: Yes. There's another
19 type of sign that we've had a lot of luck with
20 which is, it's a raised panel sign. It has a
21 box, right, that matches the color of what is
22 the finish behind, and then it has raised
23 letters that come out from that box. It's not
24 a channel letter sign, it's a whole unit. It's

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1 very attractive. Maybe I can provide you some
2 pictures of some properties that we have it at.
3 MR. MCINTYRE: Are the letters
4 backlit?

5 MR. BIDDLE: They're internally
6 illuminated. So during the day -- Wells Fargo
7 uses them. It will appear yellow during the
8 day and at night it lights up in a yellow
9 color, but the background is a red, not an
10 illuminated red, that matches the color of the
11 building. It's just a much more elegant look
12 than those channel letter signs that stick out.

13 THE CHAIRPERSON: Or a traditional box
14 sign. When you say box, it's not a
15 traditional box sign?

16 MR. BIDDLE: No, it's not a box sign
17 that has illuminated panel with a colored
18 Lexan. It's individual letters that have a
19 reveal that come out about an inch from the
20 back and then it just looks very nice.

21 THE CHAIRPERSON: Another thing that
22 I've seen recently is like a -- I think DeCicco
23 has it in Larchmont -- they use like instead of
24 a sign band, they have like Trex so it looks

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1 like wood. That whole band is --

2 MR. DILEO: That's a particular design
3 that has that feel. This is a little
4 different. That's not quite there.

5 MR. BIDDLE: One last comment. We
6 would love to get away from the completely
7 uniform look of all the signs. We think it
8 adds a lot more character if we could have some
9 backlit signs like we have on our other
10 property where CVS is, we've got a couple like
11 Wells Fargo there has a backlit sign, then
12 you've got some other different types of signs.
13 It just makes it a little bit more interesting
14 than everything completely the same. That's
15 the way all the properties are. That's the way
16 Vernon Hills is. They're all like that, and I
17 just feel it's more attractive than forcing us
18 to have a uniform look. That uniform look has
19 caused us problems for years in leasing because
20 any national tenant says, I want to have my
21 look. It would be like saying to Starbucks,
22 you have to have a blue sign that says
23 Starbucks and everyone will drive by it and
24 say, well, that's a fake Starbucks. That's the

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1 way these retailers think.

2 MR. DILEO: So there has to be some
3 unifying element to that. The box that he's
4 referring to could be that unifying element and
5 then they could be different colors that work
6 with your direction.

7 THE CHAIRPERSON: I'm not sure if I
8 could picture what you're saying. I just want
9 to make sure that then do you see any visible
10 raceways or channels or any other things? I
11 think that was a problem with the building,
12 there was no access, that's why they had those
13 raceways. You still have to illuminate. Where
14 is the juice coming from and is that visible or
15 not visible or whatever? Right now, even where
16 the Acme sign used to be on that brick, they
17 came across and then Petco came across -- or
18 whatever -- the Pet Smart they also came
19 across. They all kind of like started to do
20 their own thing with that and the conduit is
21 visible. It's really tacky.

22 MR. DILEO: That's the side that's
23 getting stucco. The side elevation for the
24 Petco?

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1 THE CHAIRPERSON: No, just the front
2 part where the signage is. Maybe on the side
3 also where the signage is, because I think they
4 may have signs on both sides.

5 MR. DILEO: There is definitely one on
6 the side. By the stuccoing procedure, we could
7 hide whatever conduit is there. Each
8 individual sign has power now; right?

9 MR. BIDDLE: Yes.

10 MR. DILEO: So there shouldn't really
11 be -- the box allows you to do that because the
12 box hides the conduit and whatever wiring there
13 is.

14 MR. BIDDLE: The box is about 3 inches
15 deep, and then off of that box the letters
16 stick out about 2 inches.

17 THE CHAIRPERSON: Do they stick out
18 like almost injection molded letters that push
19 out from the thing?

20 MR. BIDDLE: It's almost like a dye
21 cut box with plastic Lexan letters which stick
22 out.

23 MR. DILEO: I think you need to see
24 one.

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1 THE CHAIRPERSON: There may be one
2 like what you're talking about at Spring Hill
3 Suites on Marbledale, the new hotel that went
4 up in Tuckahoe. Their monument sign I believe
5 is supposed to be like that.

6 MS. UHLE: They could come and have a
7 special meeting with the sign committee for
8 that.

9 MR. DILEO: Right now we just want to
10 get a direction of color. If you're okay going
11 this direction, we could solidify this.
12 Obviously you say you want a darker band to
13 have the sign stick out more than a lighter
14 one.

15 THE CHAIRPERSON: It's kind of hard to
16 say what that should be because we don't know
17 what the sign.

18 MR. DILEO: Well, every single sign
19 that's there right now is staying right now,
20 unless you're going to buy new signs for
21 everybody.

22 MR. BIDDLE: I can't force the tenants
23 to change their signs.

24 THE CHAIRPERSON: If they are staying

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1 white -- are the returns black on the letters?

2 MR. DILEO: I think everything is
3 white.

4 THE CHAIRPERSON: White returns, white
5 letters?

6 MR. BIDDLE: Yes.

7 THE CHAIRPERSON: Right now the
8 raceways are all painted to match the band.

9 MR. DILEO: It will be.

10 THE CHAIRPERSON: The raceways need to
11 be painted, including the one that isn't
12 painted right now. There's one out there. I
13 don't know which one it is. Somebody doesn't
14 have his raceway painted. Slowly but surely
15 they've actually accommodated the board and
16 gone to smaller raceways. There are smaller
17 ones available now than were in the past. Some
18 of them are still like maybe 6 inches but some
19 of them have gone to 3 inch square, 3 or 4, I'm
20 not sure, but it is definitely smaller and a
21 little less visible. What do you guys all
22 think about the color?

23 MS. UHLE: I was going to say, if
24 you're happy with -- it's all sort of a similar

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1 color pallet, only different darkness. I think
2 it would be fine to say you're fine with any of
3 those, but maybe with the final decision made
4 in consultation about the signage or something
5 like that.

7 THE CHAIRPERSON: Where else on the
8 building does that dark color appear other than
9 the sign band?

10 MR. DILEO: The dark color is all in
11 the back. This arch is actually a bent steel
12 channel that's going to be that gun metal
13 color, and the upper canopy in the center of
14 the whole complex.

15 MR. MCINTYRE: That's like a coping.

16 MR. DILEO: I'm sorry.

17 MR. MCINTYRE: It's more of a coping;
18 right?

19 MR. DILEO: Yes. Well, it's a fascia.

20 MR. MCINTYRE: So just going back to
21 the signage discussion and this box sign that
22 you're referring to, all of your tenants are
23 ultimately responsible for their own sign;
24 correct?

25 MR. BIDDLE: Correct, yes.

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2 MR. MCINTYRE: So those signs are not
3 going to be replaced at this stage?

4 MR. BIDDLE: What I intend to do is to
5 go to all of them and say that we are fixing
6 the front, improving its look, and that we have
7 a new sign program that the town is happy with
8 and here are the different types of signs which
9 the town is happy with you installing and we
10 recommend that you do this, you take advantage
11 of the opportunity to improve your signage,
12 make it look better, and would you please do
13 it. Then I'll get into discussions with them.
14 Maybe I'll help them. I can't afford to have
15 an approval that requires all the signs to be
16 changed because as soon as a tenant sees the
17 video here, then they're going to be ruthless
18 with me.

19 MR. MCINTYRE: Right. So, listen, I
20 think you can ask them, and I think it's good
21 practice, I think you're looking to sort of
22 enhance the overall aesthetic of the building,
23 but I'm not necessarily sure that your tenants
24 are going to concur with your request. So we
25 can certainly look at, you know, what you're

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2 proposing and certainly offer some input as to
3 what our preference is or what we like and we
4 don't like. I certainly think that's one of
5 the responsibilities of the sign board and with
6 some input of this board. Again, just from my
7 understanding of what you shared, there's no
8 guarantee that all of your tenants are going to
9 replace all the sign so we're going to have one
10 uniform sort of a sign aesthetic on the entire
11 building; right?

12 MR. BIDDLE: Correct. They all have
13 leases and those leases have approved their
14 signs, and I can't do anything legally to make
15 them remove or replace those signs, but when
16 their lease is up, I can. So that's my
17 intention, is to use a little moral suasion
18 with them, and then when their lease is up if
19 they haven't complied, make them comply.

20 MR. MCINTYRE: Fair enough. Okay.

21 THE CHAIRPERSON: On top of that, I
22 know that what you were proposing at the sign
23 meeting was not those letters, they were
24 actually halo letters backlit.

25 MR. DILEO: For the DeCicco's store,

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2 right. That's going to have to be because we
3 can't put a box sign up there or reverse sign.
4 The colors, we have control over that. The box
5 sign works good when you have a linear
6 situation like this. That works good. It
7 wouldn't work good up there. We could control
8 the colors, that we can do.

9 MS. UHLE: I know they're going to
10 come back to you with regard to the signage,
11 but I agree with Mr. Biddle about perhaps
12 looking at allowing a variety of sign types
13 because this shopping center especially it's
14 been a consistent problem with initially being
15 required to have very uniform signage. I don't
16 know if you remember, there was a point when
17 the Planning Board sort of rescinded the
18 requirement that everything be white in one
19 previous approval, but even that created some
20 problems because what the board restricted it
21 to were these very sort of Earth tone colors
22 that didn't show up against the building. If
23 you look at every other building in town,
24 there's a variety of signage types except for
25 the very small shopping centers. So I really

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do think that has been kind of a continuous problem for the tenants in the building.

MR. MCINTYRE: Yes, identity from the street. You have that lineal sign right on 22.

MR. DILEO: Hopefully, with this new energy that's coming into the building and then sort of reviving everything, people might want to jump on the band wagon.

MR. MCINTYRE: We just want it to look as good as it can be. We're not necessarily saying -- well, again, let me not speak on behalf of the board -- but again, I think we need to keep an open mind, and if it looks good and it's an enhancement and it's sort of a positive addition, then I think it's certainly something I would be open to.

MS. UHLE: It sounds like everyone is okay with the actual application, which is what's being proposed, but then with the actual colors are you --

MR. MCINTYRE: I would like to see that a little closer. My eyesight is not as great as it used to be.

MR. DILEO: Again, these are Benjamin
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Moore.

MR. MCINTYRE: So top right, the heavier one, is your preference; right?

MR. DILEO: Right.

MR. MCINTYRE: Top left and top right.

MR. DILEO: Right.

MR. MCINTYRE: So you kind of have that dark band or the freeze which basically is your sign backing; right.

MR. DILEO: Right.

MR. MCINTYRE: I kind of think more of a variation is better than less of a variation.

MR. DILEO: They don't want to do the black and white that's there now, so to speak, you know, the yellow with the maroon. They want to tone down the yellow and stay away from that. This shows it with the dark.

MS. UHLE: I wouldn't look at the renderings, I would look at the color samples.

THE CHAIRPERSON: I'm not following which one is which.

MR. DILEO: This one is supposed to be this one here, this one is this one here, and this one goes to this one.

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MS. NEMECEK: I don't see that color.

MS. UHLE: Don't look at the

rendering, look at the paint colors.

MR. GARCIA-BOU: My preference is the top.

MS. NEMECEK: I like the top.

MR. MCINTYRE: Yes.

THE CHAIRPERSON: I think you need more of a contrast between the two colors.

MR. MCINTYRE: We're with you. I think more of a contrast is better than, you know, is that different, is it a different --

THE CHAIRPERSON: The khaki feel to that is also an improvement. I agree that that mauve kind of color is like ah. It was kind of made to look like the brick more I think.

MR. DILEO: The brick is very nice brick, it's just the maroon doesn't work.

THE CHAIRPERSON: Did we open this up to the public?

MR. MCINTYRE: No. Let's open it up. So I would like to open Application 20-03 up to the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

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MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Anybody here that would like to speak with regard to this application? Come on up to the podium, introduce yourself, and say your piece.

MR. CAMILLONE: My name is Nick Camillone. I'm at 774 Post Road, right across the street.

I would like to compliment you guys because I see that glasswork going up in the front, I think it's beautiful. It's changed the whole image of that area right there. I think that signage has to really be tastefully done to compliment the window. The overhang in the back, they're right, give them a permit right away, it's a disaster. They have to fix that and it will really look good. Other than that, we need a supermarket right away. That's all I have say.

MR. MCINTYRE: All right. It sounds like you're in business. You're well located to take advantage of that nice new addition.

MR. CAMILLONE: It's going to really

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compliment the area down there tremendously.

MR. MCINTYRE: Yes. Looking forward to going there myself. Thank you.

Would anybody else like to speak on this application?

(No comments.)

THE CHAIRPERSON: That being the case, I would like to close the Application 20-03; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: The public hearing is now closed. Do we want to just summarize and make a motion? I think we're really just looking at the stucco color.

MS. UHLE: You're approving the proposed application, which was the improvement to the back and to the -- I forgot which direction.

MR. MCINTYRE: The rear facade.

MS. UHLE: The southwest facade. And you have indicated your preference for the upper right-hand corner color sample. So

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that's what's going to be the Planning Board.

MR. MCINTYRE: With that, I would like to make a motion that we a move along Application 20-03 located the a 777 White Plains Road based on Ms. Uhle's summation; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. MCINTYRE: Okay. Good luck and thank you.

THE CHAIRPERSON: Last of the evening, Application 20-01 for 118 Brook Street.

MR. PIETROSANTI: Good evening, members of the Architectural Review Board. I'm Bruno Pietrosanti, the architect representing the owners of Wood and Fire Grill. The restaurant, Wood and Fire, was originally opened up as Mezza Luna Restaurant, so many of you may know of it as Mezza Luna. Same owners. The owners have decided to re-brand the restaurant. The re-branding is consistent with other restaurants that they own, kind of a group type of thing. They also own a Wood and

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Fire in Pleasantville and the Southern Table in Pleasantville. It's kind of become more of an organized operation than a mom and pop operation.

So what we're here for, about a year ago we were approved for a rear patio, which essentially was site plan approval, and also special use permit with regards to eateries. Any kind of an eatery that's being done in town requires special approval. So I'm fairly sure you all know where it's located on Brook Street.

I'm going to refer to the site plan. So currently this is the site plan that we have before us. No physical changes to the footprint of anything on the site is being proposed, other than a staircase that we're proposing as a second means of egress for the second floor. I'll get into that discussion with you in a moment.

The rear patio, which is back in here, also was in front of this board about a year ago. You had given approval for this outdoor space. It has not changed in terms of

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configuration, other than the seating layout, and also we have a bar that's been cut into the facade of the building, which I'll show you on the elevations. They have these roll down type of garage door glass panels that actually open and close and give it a nice open air feeling. I think if you've been there, you'll notice it's kind of refreshing.

THE CHAIRPERSON: Are you still referring to the back or now in the front?

MR. PIETROSANTI: The back. The back. The front essentially doesn't change, other than on the second floor you'll notice that there's a one story projection, and on that projection we're proposing a small eating deck or dining deck. So they'll be a new railing around that. That railing will match the railing that's on the front entry down below, which also has a few tables and chairs. Of course the stair will match that as well.

One thing that I should indicate here, I should tell you that part of this proposal is we are eliminating the former unoccupied space that's above on the second floor that was

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1 originally assigned office space. What we're
2 doing with that is putting in another dining
3 area. This dining area is more for overflow or
4 for private parties. So up in that area we
5 have a rest room, they'll have their own wait
6 station, that sort of thing. Food will be
7 brought up through the stairs, as they do in
8 many restaurants where the kitchens are down
9 below the main dining rooms. The type of food
10 that they have here, though, doesn't require
11 carts or any major carrying. It's pizzas and
12 small dishes of cuisine.

14 We're going to move on. This is just
15 a radius map that shows -- there is actually a
16 photo collage that you have which is all tied
17 in with this radius which you should have in
18 your packet. In addition -- although it's not
19 a specific requirement of this board -- one of
20 the comments that were made by the Planning
21 Board at the last meeting -- I should have
22 mentioned also that we were prior to this
23 meeting at the Planning Board -- they had asked
24 us just to show them the possibility of a valet
25 layout. There are instances where they require

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2 a little bit more parking, so they offer valet.
3 If they don't offer the valet, they'll have to
4 find it, you know, in the neighborhood.
5 They've got plenty, which we've done an
6 analysis on, with regards to the neighborhood,
7 all public parking.

8 MS. UHLE: Bruno, I think a lot of the
9 overview is helpful, but since this is the
10 Architectural Review Board, what they're really
11 going to be looking at is the staircase.

12 MR. PIETROSANTI: Absolutely. I just
13 kind of wanted to give a basic background
14 because it's been awhile since you've seen
15 this project and I'm not sure how familiar you
16 are with it. I'm going to breeze through it.

17 So what we have here on this plan,
18 you'll see this is a blow up of the outdoor
19 dining area, and so what we've done here, some
20 of the changes we've made is rather than the
21 larger four person table, we've gone with a
22 modular two by two. What that does for us, it
23 allows us to be very flexible. So if just a
24 couple comes, you can move the tables around.
25 If you have a party of four, you put two tables

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2 together; party of six, you put three tables
3 together.

4 MR. MCINTYRE: Three tables.

5 MR. PIETROSANTI: Exactly. On and on
6 and on. So that's what this is. What we've
7 done also is cognizant of the fact that we need
8 this pathway for two reasons: One, egress, and
9 the other with regards to handicapped
10 accessibility. We do have a small, little
11 lounge area which we've counted in terms of our
12 seating, which is right adjacent to the bar.
13 I'll also refer you to the bar area here, which
14 opens out onto the patio, which gives it a
15 really nice look. Of course as I mentioned to
16 you, these overhead doors that open up, which
17 during the great season of weather, you know,
18 it opens the entire dining room to this area.

19 We've reworked the front area also so
20 that it's no longer kind of like a pizzeria in
21 the front and a, you know, restaurant in the
22 back. We would come in the through the back
23 and come in through the front. You could come
24 in either way. The front area is kind of a
25 greeting location. There will be a service bar

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2 up in the front where people could wait, and
3 also some seating area along here for those who
4 have to wait a little bit for a table. The
5 staircase is being reworked a little bit in
6 order to be able to access the second floor
7 more aesthetically. You'll see the layout of
8 the upper area, and, of course, the little deck
9 area which is out here. What we have there now
10 is a large window. The window would be
11 eliminated and cut down to the floor and we
12 would put a French type door in.

13 I think I provided some photos to that
14 effect to show you the French door. This is
15 some of the type of style of seating they'll be
16 putting in. These are the tables, the exterior
17 staircase. The railing here. This is the
18 existing railing. We are going to match that
19 at the deck, a tube and knob style, and that
20 will be carried into the staircase as I
21 mentioned.

22 Let's see. As far as the exterior
23 elevations.

24 THE CHAIRPERSON: I'm not seeing it,
25 to be honest with you.

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MR. PIETROSANTI: On the left here -- this is A-4 -- you'll see the staircase. This is just an example of the existing patio area along the back, and then in the front is the railing on the top of the front setback.

That's pretty much our project that we're proposing. So we're here for the amending of the original approval with regard to the patio, and also for another special permit with regard to -- amending the special permit with regard to the upstairs dining.

MS. UHLE: In terms of your level of review, it's a pretty modest application. You are required to review the outdoor dining area. They were approved for an outdoor dining area that you reviewed a few years ago. They made some modifications to that outdoor dining area, including installing the bar, adding additional tables, you know, modified it slightly that requires a special permit from the Planning Board but those are required to come to you, and then, in all honesty, it's just the metal staircase. It's not a significant application as far as this board is concerned, it's more

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Planning Board issues. As the architect said, the Planning Board was looking at parking issues and valet parking and that kind of thing. A lot of what is going on is going on in the interior that requires special permits. With the exterior, it's basically just the outdoor dining areas and that proposed staircase.

THE CHAIRPERSON: Is there anything in the fire code that an exterior staircase needs to be covered?

MS. UHLE: Jay was doing some research as to whether --

MR. PIETROSANTI: If it's three stories or more, it would have to have a cover. That's the requirement. It's in the NFPA. I don't think we'll find it in the normal fire code, but it's in the NFPA code. We've done that before.

MS. UHLE: Just for your information, the Fire Department reviews all commercial applications. So all applications that we get for commercial properties are referred to the Fire Department and they comment on it.

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MR. PIETROSANTI: If they prefer to have it, that's something we'll talk to ownership about. Mr. Carenza is here tonight. He is the owner.

MS. UHLE: I think the Fire Department generally will ask for what's required.

MR. PIETROSANTI: Sometimes they ask for a little more.

THE CHAIRPERSON: This image that appears on A-6 regarding the proposed decorative railing, is that a photo of the decorative railing on the bottom?

MR. PIETROSANTI: That's the existing railing on the lower level, which we propose to match on the upstairs.

MS. UHLE: Is this all the furniture you currently have already?

MR. PIETROSANTI: Excuse me.

MS. UHLE: The furniture that you're showing is the furniture you already have; correct?

MR. PIETROSANTI: Yes.

MS. NEMECEK: Are those lights or torches on the front that you have on the

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railing where the seating area is?

MR. PIETROSANTI: In the front or back?

MS. UHLE: They look like tiki lights.

MS. NEMECEK: You're not going to have them upstairs; right?

MR. CARENZA: They're mostly just for the mosquitos.

MS. NEMECEK: Because I see you have heat lamps in the back, but you're not going to have those upstairs either, are you?

MR. CARENZA: No.

MR. PIETROSANTI: As a matter of fact, the front upper one is more for looks.

MR. CARENZA: It's more for looks.

MS. NEMECEK: It's part of that party room you have?

MR. PIETROSANTI: Yes. Although you'll probably get some people that -- although everybody is vaping these days.

MS. NEMECEK: You already the lot valet already?

MR. CARENZA: Yes.

MS. NEMECEK: Tight lot.

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MR. PIETROSANTI: That's to provide convenience to their customers so that they don't have to go out and get a spot on the street, which there are plenty of, and the parking lot down the road.

THE CHAIRPERSON: This place can certainly fit way more people than the parking lot -- to be very honest, I've gone there once and the parking lot was so full and people backing out of it and whatever, I gave up. You think, oh my God, what's going on inside, I'm never going to get a seat, when really that's not the case.

MR. MCINTYRE: That's never going to happen again.

MR. PIETROSANTI: Some people become deterred and won't come back and then some will get intrigued. We want the ones that get intrigued. She was deterred.

THE CHAIRPERSON: I only had so much time for lunch. It was lunch time.

MS. NEMECEK: So are you going to have lights upstairs as well or what kind of lights do you propose or do you have already?

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MR. PIETROSANTI: They have some lights that are on the outside right now at the lower level. They will be the same. They're kind of like carriage style, industrial style lights, like a gooseneck type. That's what they have there.

MS. NEMECEK: You're not going to have anything upstairs where the outdoor dining seating is?

MR. CARENZA: I think we might do something. We're really doing this for aesthetics. I don't think we're going to be sitting anybody out there. It's more for the look.

MR. PIETROSANTI: Most likely they probably will put something out there. You might want to highlight it with some lighting.

THE CHAIRPERSON: While you're under construction.

MR. PIETROSANTI: If you've been inside, the look has been all redone, it's all kind of a rustic industrial style. Whatever they're doing inside, they're going to try to bring out. Even the chairs, for example, those

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chairs that you see, those are refurbished chairs. They've all been salvaged and repainted. They're a bistro type chair.

THE CHAIRPERSON: Anything else? Comments?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to open the public hearing for Application 20-01.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Anyone here? I don't think so. Nobody is left to have any questions or comments. I would like to make a motion to close the public hearing for Application 20-01.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: I would like to also make a motion to pass along Application 20-01 along to the Planning Board with a recommendation for approval.

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MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Thank you, everyone.

MR. MCINTYRE: Good luck.

MR. PIETROSANTI: Thank you.

MR. MCINTYRE: We look forward to seeing you there.

THE CHAIRPERSON: I want to make mention of the fact that Application 19-31, 81 Clarence Road, has been adjourned.

I would like to make a motion to close the Architectural Review meeting of February 6th, 2020.

MS. NEMECEK: Second.

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

(Meeting adjourned.)

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C E R T I F I C A T I O N


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 videotape of the actual hearing. I was not
present for such hearing. The videotape 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 27th day of February, 2020.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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