

1 EASTCHESTER ARB - 2/7/19

2 We are proposing additions and alterations to

3 the existing single family residence located at

4 35 Forbes Boulevard. I'll take this and move

5 over that way.

6 So the scope of work will include

7 construction of a second story addition,

8 construction of a new entry portico and a new

9 side entry at the front of the existing

10 residence, construction of a two story addition

11 and a wood deck at the rear of the existing

12 residence, interior alterations on the first

13 and second floor, and site alterations

14 including the reconfiguration of the front

15 walkway and expansion of the existing stone

16 patio at the rear of the property.

17 I'll quickly go through the plans.

18 Here we have the first floor plan. There's

19 going to be some interior alterations in the

20 entrance foyer. We're going to remove a small

21 powder room and a closet and remove the ceiling

22 to create a new two story high foyer. In the

23 addition at the rear, we'll include an

24 expansion of the existing kitchen and existing

25 family room.

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TOWN OF EASTCHESTER
 Building and Planning Department
 ARCHITECTURAL REVIEW BOARD MEETING
 FEBRUARY 7, 2019
 HELD AT: Eastchester Town Hall
 40 Mill Road
 Eastchester, New York 10709
 7:00 p.m.

RECEIVED
 MAR 19 2019

BOARD MEMBERS IN ATTENDANCE:
 LAURA RAFFIANI, CHAIRPERSON
 ENDA MCINTYRE, MEMBER
 CARLOS GARCIA-BOU, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
 MARGARET UHLE, DIRECTOR OF PLANNING
 JAY KING, BUILDING INSPECTOR

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

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3 THE CHAIRMAN: Good evening, everyone,

4 and welcome to the February 7th Architectural

5 Review Board meeting. If everyone would please

6 stand for the Pledge of Allegiance.

7 (Whereupon the Pledge of Allegiance

8 was said.)

9 THE CHAIRMAN: Could you call the

10 roll, please, Margaret.

11 MS. UHLE: Sure. Carlos Garcia-Bou.

12 MR. GARCIA-BOU: Here.

13 MS. UHLE: Laura Raffiani.

14 THE CHAIRPERSON: Here.

15 MS. UHLE: Enda McIntyre.

16 MR. MCINTYRE: Here.

17 MS. UHLE: Silvio Luca and Jennifer

18 Nemecek were not able to make the meeting this

19 evening.

20 THE CHAIRPERSON: Tonight on the

21 agenda, the first application is Application

22 18-50, for 35 Forbes Boulevard.

23 MR. IANNACITO: Good evening. My name

24 is John Iannacito, I'm an architect, and I'm

25 representing Mr. and Mrs. Krukowski this

evening, the owners of the subject property.

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2 Second floor plan, the proposed

3 addition at the rear will include two new

4 bedrooms, a bathroom, walk-in closets, a master

5 suite, and then a half bedroom, and a new

6 laundry room on the second floor. The two

7 existing bedrooms in the front will remain the

8 same, and this will be the new two story high

9 foyer which is replacing a very small bedroom.

10 Here's the front elevation. Here's

11 the proposed second story addition over the

12 front entrance over the existing footprint, the

13 new entry portico, second story addition over

14 the existing enclosed breezeway, and then we're

15 going to do a new front porch and entry at the

16 side where the breezeway existing.

17 This is the side elevation showing the

18 addition at the rear. So the existing slope of

19 the front continues up, and then there's a

20 shallower slope towards the back for the

21 addition.

22 The rear elevation. The existing and

23 proposed. The existing deck will be removed

24 and then replaced with a new deck in basically

25 the same location, just a little further back

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1 from where it exists today, and then this is
2 the two story addition at the rear with the
3 expanded room and kitchen expansion and the two
4 bedrooms on the second floor.

5 Here's a rendering of the proposed
6 front elevation showing the proposed materials.
7 On the facade, we're proposing a new stone
8 veneer to match existing for the addition here
9 over the foyer. The siding will be a
10 combination of Hardie shingles and Hardie lap
11 siding. So the front they want to do with a
12 shingle in an arctic finish, and then the sides
13 and rear are going to be a clapboard in an
14 arctic finish also. The roof will be asphalt
15 in a charcoal black finish. The windows will
16 be vinyl clad to match existing since we're not
17 replacing all the existing windows. The trim
18 boards will be AZEK in a white finish. The
19 columns at the entry portico and the side
20 entrance will be AZEK in a white finish. The
21 railings will be a composite in a white finish.
22 The gutters and leaders will be aluminum in a
23 white finish. The entry doors and overhead
24 doors will be fiberglass in a white finish.

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1 I have samples of the material if you
2 would like to see them, and thank you for your
3 time.

4 THE CHAIRPERSON: Yes, I would like to
5 see the samples, please.

6 MR. IANNACITO: Okay. This is the
7 decking materials, the garage doors, and the
8 roof shingle in a charcoal black.

9 THE CHAIRPERSON: Then the stone on
10 the front.

11 MR. IANNACITO: I didn't have a sample
12 of the stone but it's to match existing.

13 THE CHAIRPERSON: To match existing?

14 MR. IANNACITO: Yes.

15 THE CHAIRPERSON: You think you should
16 be okay with that?

17 MR. IANNACITO: Yes. We talked to a
18 couple of contractors. I think it's always the
19 mortar that's the hardest thing to match.

20 THE CHAIRPERSON: Because of the age.

21 MR. IANNACITO: Right, because of the
22 age. We'll do our best to make it match. It's
23 really just this top area here. Everything
24 below here will remain. So there is a

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1 transition where the portico will separate the
2 top from the bottom. So if there is a slight
3 difference, it should be hidden by that
4 horizontal band of the portico.

5 MR. MCINTYRE: But it's a natural
6 stone; right?

7 MR. IANNACITO: Natural stone, yes.
8 It's a full 4 or 6 inch stone, yes.

9 MR. MCINTYRE: Is there any concern
10 about that roof line, the pitch of that roof
11 line for that new addition, you know, where
12 you're blowing up on the roof on the back
13 primarily? What's the angle of the roof line
14 on the back?

15 MR. IANNACITO: The rear?

16 MR. MCINTYRE: Yes.

17 MR. IANNACITO: You could see that on
18 the side elevation. The front of the house is
19 a 12 over 12, and then the rear is going to be
20 a 6 over 12.

21 MR. MCINTYRE: Okay.

22 MR. IANNACITO: If you look at the
23 existing elevation, it's similar also. They
24 have that shed dormer at the end of the gable.

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1 It's also similar to that 6 over 12-pitch.

2 THE CHAIRPERSON: Like if you look at
3 the existing left side to compare and the
4 proposed left side, you could kind of get
5 the -- is that what you're saying?

6 MR. IANNACITO: The existing left side
7 here at the bottom and then the proposed?

8 THE CHAIRPERSON: Yes.

9 MR. IANNACITO: This piece here
10 basically is existing. The ridge line is going
11 to get extended up higher and then come back
12 down towards the back. If you look at this
13 gable here, that's existing.

14 THE CHAIRPERSON: But it comes back
15 down in a similar angle to --

16 MR. IANNACITO: That's the original
17 house. The original, original house had 12
18 over 12. There were multiple additions done to
19 this house over the years, so this will be the
20 third or fourth time the house has been added
21 on to.

22 THE CHAIRPERSON: From the front I
23 think it looks nice.

24 MR. IANNACITO: Yes. The scale stays

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1 flashing details; right?
2 MR. IANNACITO: They could be done in
3 copper, yes.

4 MR. MCINTYRE: Listen, I think this
5 rendering is very nice, and I think certainly
6 the stone is natural, and obviously with, you
7 know, that now being on the sort of face of
8 the -- you know, the new face above the door
9 and the balcony, I think all of that blending
10 together I think is going to be key as to how
11 the front of the home looks.

12 MR. GARCIA-BOU: Are you relocating
13 the AC units in the back?

14 MR. IANNACITO: The new AC units are
15 going to be in the -- it's going to be new
16 heating and cooling. They're not shown on the
17 site plan right now, but I will add them in.
18 They will be in the back corner, this back
19 corner here.

20 MR. GARCIA-BOU: I see you're
21 relocating the deck stairs in the back.

22 MR. IANNACITO: Right now the deck is
23 similar because there is a door to the garage.
24 They have this lower platform that allows you

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1 to enter into the garage. So right now it's a
2 much smaller platform in front of that door,
3 and the stair comes off this upper deck now to
4 that lower end and back down to the patio. So
5 now it will take us around, and you'll finally
6 get to the patio at this corner.

7 THE CHAIRPERSON: You have some
8 sliders in the front or French doors?

9 MR. IANNACITO: From the basement?

10 THE CHAIRPERSON: Yes. That weren't
11 there before; right?

12 MR. IANNACITO: Right now they have a
13 door that leads out to a patio which is
14 actually lower. It's lower and then you step
15 up to another patio. So it's almost like a
16 place where water could collect. It's almost
17 like a pool. As we push the addition out, the
18 grade actually gets lower, so we're able to
19 walk out straight and keep that patio straight
20 across instead of having to step up to a higher
21 platform.

22 THE CHAIRPERSON: Okay. I would like
23 to make a motion to put Application 18-15 for a
24 public hearing.

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1 MR. GARCIA-BOU: Second.

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

4 THE CHAIRPERSON: Is there anyone here
5 who has any questions regarding this
6 application?

7 Please come to the podium and give us
8 your name and address. Hello.

9 MS. LISS: Hello. I'm Jan Liss and
10 that's my husband, Jim Coddington, and we live
11 at 1033 California Road, which is in the back
12 of this. So what we want to know is, what does
13 the back look like?

14 THE CHAIRPERSON: I think the
15 architect can answer that.

16 MR. IANNACITO: I don't have a
17 rendering, I have an elevation.

18 THE CHAIRPERSON: Come on up.

19 MR. CODDINGTON: For the record, Jim
20 Coddington, 1033 California Road. My wife, Jan
21 Liss. I actually just wanted to offer a
22 general remark or question for the board
23 extending upon what Jan said, but also to
24 something that Laura said about the sort of

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1 presence from the front, and I think you're
2 addressing character of the neighbor kinds of
3 questions, which I think are germane and very
4 important, but I think that the character of
5 the visible sense of the neighborhood is one
6 thing, and the character of living in the
7 neighborhood is another thing. Backyards,
8 life, etcetera, I think ought to be part of a
9 review as well. What impact it might have on
10 the immediate neighbors. I don't see anything
11 particularly -- I think you said egregious --
12 in this plan, but I think that it bears some
13 thought on the part of the board that character
14 of the neighborhood is both in the front yard
15 and the backyard. Thank you.

16 THE CHAIRPERSON: For sure.
17 Absolutely. I think that sometimes I guess we
18 rely a bit more on the numbers and the rules
19 when it comes to the backyard, because there is
20 the setback and there is all the rules that
21 have to be followed, and, of course, this house
22 does completely fall within all of that. I
23 think it also has a nice character on the back
24 as well.

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1 MR. IANNACITO: We're trying to create
2 the same type of different roof lines. I think
3 the deck is important on this particular
4 project because the grade does slope off
5 towards the back, the house gets taller, so the
6 deck actually brings the scale back down. By
7 having that horizontal band of the deck and the
8 railing, actually lowers the scale of the
9 building. So it's good that we have a deck
10 back there.

11 THE CHAIRPERSON: Any other questions
12 or comments from the audience? No?

13 MR. MCINTYRE: So the existing
14 elevation, right, elevation 3 on A6, currently
15 all the back gable, the highest gable on the
16 back, that's all getting removed; correct?

17 MR. IANNACITO: Correct.

18 MR. MCINTYRE: Okay.

19 MR. IANNACITO: This is an existing
20 screened in porch right here, so this remains.
21 This is the same facade.

22 MR. MCINTYRE: Right. But everything
23 else, because you're raising the roof up --

24 MR. IANNACITO: Everything from here

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1 to here gets pulled out, and then the upstairs
2 gets pushed back a little bit here.

3 MR. MCINTYRE: So to our resident's
4 point, currently there looks like there's a
5 vent at the top of the gable from an attic fan;
6 right? I don't know whether you see that in
7 your picture?

8 MR. IANNACITO: Yes. In the
9 elevation?

10 MR. MCINTYRE: Yes.

11 MR. IANNACITO: We will not have an
12 attic.

13 MR. MCINTYRE: You won't have an attic
14 fan?

15 MR. IANNACITO: No. They will use
16 spray foam insulation on the house.

17 MR. MCINTYRE: Because that's not
18 necessarily something that is aesthetically
19 pleasing to me if I were looking at that. I
20 think the rear elevation is certainly -- it
21 looks nice to me. I think it's not too sort of
22 condensed. I think it's more lateral than sort
23 of vertical. I certainly think it's well
24 executed. I, too, live in that neighborhood,
25

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1 so we all have a vested interest in not only
2 the front but also the back.

3 Anybody else from the public would
4 like to speak?

5 (No comments.)

6 MR. MCINTYRE: So I would like to make
7 a motion that we close Application 18-50; do I
8 have a second?

9 MR. GARCIA-BOU: Second.

10 MR. MCINTYRE: Okay. The public
11 hearing on this now closed. Any other
12 comments?

13 THE CHAIRPERSON: Comments or
14 questions from the board?

15 MS. UHLE: I think you had just asked
16 that he show the AC units on the site plan,
17 also to look at the relationship of the window
18 that's in bedroom number 2 to the pitch of the
19 roof, and I guess you recommended copper
20 flashing.

21 MR. GARCIA-BOU: On the plan, revise
22 the porch.

23 MR. IANNACITO: Yes, remove the side
24 lights from the panels.

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1 MR. MCINTYRE: So I guess based on
2 that, we would like to make a motion to move
3 this Application 18-50 located at -- 35 Forbes;
4 is that right?

5 THE CHAIRPERSON: Yes.

6 MR. MCINTYRE: -- On to the Planning
7 Board; do I have a second?

8 MR. GARCIA-BOU: Second.

9 MR. MCINTYRE: All in favor.

10 (All aye.)

11 MR. MCINTYRE: Thank you very much.

12 MR. IANNACITO: Thank you.

13 MS. UHLE: You will receive a notice
14 again for the Planning Board meeting, which
15 will essentially be a very similar

16 presentation, just so you know. This will go
17 from the Architectural Review Board, now it
18 will be on the February Planning Board agenda
19 as well. You can keep those if you would like.

20 MR. MCINTYRE: Thank you very much.

21 THE CHAIRPERSON: Next on the agenda
22 is Application 18-51 for 34 Dale Road.

23 MR. FINELLI: Good evening, members of
24 the board. Mike Finelli, I'm the architect for

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1 the project this evening. Please excuse the
 2 jacket, I'm a little cold. I hope that's okay.
 3
 4 Tonight we're here to review a project
 5 that I'm currently doing for Mr. Vincent and
 6 Stacey Scocozza. They're a family that lives
 7 at 34 Dale Road. There's an existing one and a
 8 half story raised ranch there. They recently
 9 just had another child, bringing them up to
 10 number 4, and they're looking to add bedrooms
 11 to the existing house. They're kind of
 12 outgrowing it. So they've decided to add a
 13 second story to the house consisting of four
 14 bedrooms, two baths, and a laundry closet.
 15 They will be doing some remodeling to the first
 16 floor.

17 If you look at my site plan, the
 18 hatched in area here is the footprint of the
 19 proposed house. It's actually set back a
 20 little bit from the existing footprint. So
 21 we're not taking the footprint and going
 22 straight up. I'll walk you through the
 23 elevations in a second and explain that a
 24 little more. They're also adding a covering, a
 25 portico, to the front entrance simply to not

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1 get wet when they're opening and closing the
 2 door. So it's basically utilitarian reasons
 3 for the addition, but I felt the need to
 4 explain it.

5 The biggest site issue I think I
 6 should point out is that the site slopes from
 7 the front yard to the backyard approximately 10
 8 feet. I know you're all familiar with Dale
 9 Road, the houses pretty much sit up on a hill.
 10 This house is one and a half stories out of the
 11 ground at the front and only a story in the
 12 rear. So it's pretty much dug into the hill
 13 right now.

14 I will walk you through the plan. So
 15 I have the existing floor plans up on top and
 16 the proposed right below them. Basically
 17 they're going to keep the right-hand side of
 18 the house pretty much existing. They'll
 19 renovate the kitchen. They do want to put the
 20 master bedroom on the first floor to get away
 21 from the four kids. They are going to do some
 22 basic remodeling to the house. Nothing over
 23 the top. Staying low within the footprint.
 24 They are going to push out for a new fireplace

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1 off the front left-hand side of the house, and
 2 they're going to push the dining room out and
 3 basically square off the plan about a foot and
 4 a half out the back left-hand side of the
 5 house.

6 The second floor is basically a
 7 rectangle, which is going to sit on the
 8 existing floor, and you're going to have four
 9 almost equally sized bedrooms. One of the
 10 bedrooms is going to be a suite. They had a
 11 little girl. The other kids are all boys. So
 12 they put a bathroom in one of the bedrooms and
 13 they have a nice hall Jack and Jill bathroom
 14 with a washer dryer, stacker washer and dryer,
 15 to keep it a little closer to where the clothes
 16 are going to reside. So that's the floor plan
 17 just very quickly.

18 The elevations of the house pretty
 19 much stay very much in character with the
 20 neighborhood. There's a house that did a very
 21 similar addition to what we're proposing two
 22 houses down at 30 Dale. It's a raised ranch.
 23 They added a second story. So for our
 24 purposes, we basically are removing the gable

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1 at the front of the house, taking the roof off,
 2 which is a 5 pitch, adding 9 feet above that,
 3 which is a story, putting that 5 pitch roof
 4 right back on. So we're not changing the roof
 5 pitch to keep the character of the house
 6 similar. To make it a little bit less vertical
 7 in nature, the front bump out that exists now,
 8 we're going to remove the gable that's there,
 9 we're going to put a horizontal shed on there,
 10 roof, again, just to -- as we heard in the
 11 application before us -- to give you those
 12 horizontal lines to break the height. I'm also
 13 going to add a roof over the new garage door
 14 that we're going to be putting in place. That
 15 again is just to create scale and step the
 16 house back as you go up the hill, and also to
 17 create scale, horizontality, and make the house
 18 feel a little bit smaller while we're adding an
 19 entire story on it.

20 As you follow the house around, you
 21 could see that the shape pretty much doesn't
 22 change. The second floor does step in from the
 23 first. The second floor is -- I'm sorry, the
 24 rear elevation does show that rather than

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1 having just a single story ranch look from the
2 rear of the house, it will be a simple second
3 story that's being added, and again, that
4 horizontal roof band that we're going to
5 continue through because that second floor
6 steps in, to create more of that squatness to
7 make the house look shorter than it is.

8 As for materials, I guess I could walk
9 through that really quickly. The plan is to be
10 clapboard siding, a 7 inch exposure clapboard
11 siding, Hardie Board in a boothbay blue. We're
12 going to do Andersen 400 series windows white
13 throughout the house. We're going to be
14 replacing most of the windows except for these
15 at the basement level, and those might very
16 well get replaced as well. It all depends on
17 the contractor, whether or not they could save
18 them. That's the plan right now. We're going
19 to do 5 inch Hardie Board trim at all the
20 windows. We're going to do 12 inch Hardie
21 Board water table separating the stucco band
22 and the existing brick here at the basement
23 from the new clapboard. It basically puts a
24 new belt line on the entire house. The key

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1 here is just these horizontal lines that just
2 keep tying the house to the ground and bringing
3 it back down. We're going to do 6 inch corner
4 boards, AZEK for the corner boards, the fascia
5 and the freeze. The freeze boards will be 8
6 inches -- I'm sorry, 6 inches; our fascia
7 boards will be 8 inches. We're going to have
8 white aluminum gutters. We're going to do
9 black composite shutters on the house. We're
10 going to do a CertainTeed roof, which is called
11 Georgetown gray. It's not a black and it's not
12 necessarily a gray, it's right in between. I
13 think it will tie in nicely with the color of
14 the siding. We'll do black wrought iron
15 railings, which are actually in place. We're
16 going to clean them up and paint them black.
17 We're going to do a Clopay steel garage door,
18 which will be white. The front door will also
19 be painted black to tie in with the shutters.

20 I have a rendering -- not as nice as
21 the one up saw earlier -- but basically to kind
22 of block out the colors and where they are and
23 what the house is potentially going to look
24 like as far as how the color distribution is

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1 going to be, showing again those horizontal
2 bands, and how the house ties in with the rest
3 of the neighborhood.

4 I have samples for you if you would
5 like to see them, and I'm happen to answer any
6 questions.

7 MR. MCINTYRE: I have just, I guess, a
8 question, and I can't quite decipher it from
9 the plot plan or the existing floor plan. The
10 footprint in terms of the front elevation is
11 probably 43, 44-foot wide?

12 MR. FINELLI: That sounds right.

13 MR. MCINTYRE: So what's the dimension
14 of the existing home in terms of front
15 elevation width wise?

16 MR. FINELLI: I'm sorry, the width of
17 the existing home?

18 MR. MCINTYRE: Yes. How much are we
19 extending --

20 MR. FINELLI: We're not extending the
21 home in width at all. The footprint that
22 you're looking -- I'm sorry, that's actually
23 not on here -- yes, you'll see the little bump
24 out for the new fireplace, and that's going to

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1 be added on the side. But the footprint of the
2 house, that dark black line, that's what's
3 there.

4 MR. MCINTYRE: That's existing?

5 MR. FINELLI: Right. We're literally
6 just pushing out this addition, we're squaring
7 off the back left-hand corner, we're pushing
8 out a little bit here for the master bedroom,
9 and we're going to add a portico at the front.
10 The rest of the house exists. As a matter of
11 fact, the hatched area sits within and is
12 smaller than the existing house. This is
13 existing pushing past, that pushes past, this
14 area right here pushes past by 3 feet. The
15 second floor actually sits within that
16 footprint.

17 MR. MCINTYRE: So if we look at your
18 site plan, everything that's shaded, everything
19 with the hatched line, that's the existing?

20 MR. FINELLI: No. The dark black
21 line, the outline is the existing footprint.

22 MR. MCINTYRE: Right.

23 MR. FINELLI: This hatched area -- I
24 know it's kind of confusing, there's a lot

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 2 going on -- this hatched area that sits above
 3 that is the new second story. The lighter
 4 hatched area is the first floor addition. This
 5 hatched area in front is the new portico roof.
 6 MR. MCINTYRE: So with regard to the
 7 setback on the right-hand side with the bump
 8 out, is that considered part of the -- is that
 9 an issue with regard to setback?
 10 MR. FINELLI: We're actually right
 11 inside the setback, and it exists there now.
 12 MS. UHLE: You're allowed to extend
 13 within the setback for chimneys.
 14 MR. FINELLI: It might make more sense
 15 looking at the existing floor plan. It might
 16 help to explain it. This wall here, this is
 17 the front elevation, the front of the house
 18 here. So this line right here, the thought was
 19 let's carry this all the way across and that's
 20 what's creates this new second story wall. So
 21 this is existing.
 22 As for the back of the house, this
 23 existing wall here carries across and that's
 24 where this wall comes from. So this area here
 25 is existing, this is new on the first floor,

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 2 and this little corner right here would be new
 3 on the first floor.
 4 MR. MCINTYRE: So really you're adding
 5 a whole sort of second floor across the roof
 6 space on this home.
 7 MR. FINELLI: Right. The roof is a 5
 8 on 12 pitch, so you can't access it other than
 9 a pull down stair, and it will just be for
 10 storage, mechanical units, duct work, things
 11 like that.
 12 MR. MCINTYRE: So you said 30 Dale
 13 Road kind of most resembles --
 14 MR. FINELLI: Yes.
 15 THE CHAIRPERSON: Only the fact that
 16 they put the second story on, but they didn't
 17 go in.
 18 MR. FINELLI: Right. It doesn't have
 19 the benefit of this bump at the front, but the
 20 idea -- again, it most resembles it because I
 21 believe it's the only raised ranch that has
 22 a -- it is the only raised ranch with an
 23 addition on it, they just don't have the
 24 benefit of this additional punch forward at the
 25 front, they just carried that wall straight up.

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 2 I think it actually helps up, the additional
 3 punch forward. It kind of scales that front
 4 elevation a little more. Rather than being
 5 three stories with the garage, it's a two
 6 story, and then it steps back to yet another
 7 two story in my mind.
 8 THE CHAIRPERSON: Can we go back to
 9 the rendering that you had?
 10 MR. FINELLI: Sure.
 11 THE CHAIRPERSON: What comes out at
 12 me -- obviously, this is a bit Crayola-ish,
 13 it's not real, but --
 14 MR. FINELLI: It was just literally
 15 colored in just to give you an idea of where
 16 the colors are going to be.
 17 THE CHAIRPERSON: Absolutely, but it
 18 actually showed -- and I didn't notice it as
 19 much looking at it here or looking at the photo
 20 of the houses, maybe because of the lighting or
 21 whatever -- the fact that the brick doesn't
 22 extend.
 23 MR. FINELLI: It's existing. It's
 24 there now.
 25 THE CHAIRPERSON: I know. I was

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 2 thinking if you were able to extend the brick
 3 on that side, that it would give it nice
 4 symmetry and it would continue on that
 5 horizontal.
 6 MR. FINELLI: I agree. The owners
 7 intention was to try to -- well, he didn't
 8 really want to play around too much with the
 9 existing foundation. We are doing a new door,
 10 so I can speak to him about cladding that front
 11 side with brick. I'm sure he would be open to
 12 it, but I can't say yes or no without
 13 discussing it with him. We could speak about
 14 it. I mean, right now the house --
 15 THE CHAIRPERSON: It's not a lot of
 16 brick when you consider the garage door.
 17 MR. FINELLI: Understood. Understood.
 18 THE CHAIRPERSON: I think it would
 19 kind of tie it in.
 20 MR. FINELLI: I could definitely
 21 discuss it with him, and I will push him in
 22 that direction.
 23 THE CHAIRPERSON: Okay. Do you agree?
 24 MR. MCINTYRE: I do. I think it's
 25 somewhat of an imposing structure in terms of

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1 the size of it.

2 MR. FINELLI: Because it's on a hill.

3 MR. MCINTYRE: Right. Right. I think
4 the rear elevation is a little more balanced
5 purely because it's two levels, where the front
6 elevation I think it kind of has this imposing
7 presence. I think to my colleague's point
8 about, you know, looking to try and have some
9 symmetry with regard to the brick work, I think
10 that can certainly help, you know, defuse the
11 sort of imposing nature of kind of the
12 elevation, and I think you're kind of somewhat
13 challenged because of, you know, the various
14 levels because it was a, you know, ranch where
15 you come in at one level, and then, you know,
16 you step up, and then you step up again. I
17 think the thing that I prefer about the rear
18 elevation is it's -- you know, you kind of have
19 that separation of that little bump out in
20 terms of the roof, so it kind of gives it some
21 balance where, you know, it differentiates the
22 ground level from the second floor level.

23 MR. FINELLI: Sure.

24 MR. MCINTYRE: The left-hand side of
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1 know, another either vertical or more
2 horizontal element in a sense that a tree could
3 be planted or bushes to certain heights that
4 might add a little bit more horizontal-ness
5 there. Being that that wasn't something that
6 we were looking at for ARB, it's not something
7 I looked at. I could look at something --
8 again, the thought was to just come straight up
9 with that front wall just from a construction
10 point of view the simplicity of it. Stepping
11 it back creates other issues as far as floor
12 area and other issues that I really didn't want
13 to start delving into. It's just one of those
14 situations, you know, where it kind of is what
15 it is and that's on that side, unless we rework
16 the whole thing, and I don't think the owner
17 really wanted to do that.

18 MR. MCINTYRE: I certainly would not
19 ask you to do that, but again, that's just
20 something that I think you want to try and make
21 it as sort of least imposing --

22 MR. FINELLI: Understood. I agree
23 with you.

24 MR. MCINTYRE: -- As we can. Because,
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1 the front elevation is much more imposing than
2 the right-hand side, and that's primarily
3 because it's almost like a three level
4 elevation.

5 MR. FINELLI: It is. It is.

6 MR. MCINTYRE: Is there any way that
7 that could be softened up in terms of giving
8 it -- you know, breaking up that sort of, you
9 know, imposing three level elevation; do you
10 know what I mean?

11 MR. FINELLI: I understand what you're
12 suggesting. I guess I should point out, we
13 didn't change the grades at all.

14 MR. MCINTYRE: I understand.

15 MR. FINELLI: Knowing that and moving
16 forward from there, the only thing you could do
17 is continue to add false roof lines going
18 across. I think the problem with that is, you
19 get to a point where it's going to become too
20 much. I think maybe this is one of those times
21 where maybe less is more just this one
22 instance. I think maybe through the use of
23 some landscaping maybe we could propose, you
24 know, something there to help tie in -- you
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1 you know, I think it's going to be there
2 forever.

3 MR. FINELLI: In all fairness, on the
4 right-hand side where I had more elements to
5 play with, I did the garage door, the roof line
6 over it, and adding some of those brackets and
7 giving it a little more depth. Even the
8 portico over the front door could have been a
9 gable. I think just adding the shed roof in
10 there gives it a little more horizontality,
11 brings it all down. So all of those elements
12 just add to bringing this thing down to the
13 ground a little bit. On the left, I really
14 didn't have, you know, much to play with there.

15 MR. MCINTYRE: Right.

16 THE CHAIRPERSON: I would like to make
17 a motion to open for a public hearing,
18 Application 18-51.

19 MR. GARCIA-BOU: Second.

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

22 THE CHAIRPERSON: Anyone here?
23 (No comments.)

24 THE CHAIRPERSON: No. I would like to
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1 make a motion to close the public hearing for
2 Application 18-51.

3 MR. MCINTYRE: Second that.

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

6 MR. MCINTYRE: How wide is that sort
7 of little porch at the front door?

8 MR. FINELLI: The front portico?

9 MR. MCINTYRE: Yes.

10 MR. FINELLI: I believe it's 7 feet.

11 MR. MCINTYRE: Would there be any
12 merit in sort of rotating, you know, the roof
13 where you have the gable on the front as
14 opposed to -- so it kind of just gives it a
15 little more --

16 MR. FINELLI: That's where I was going
17 with it before. I added the shed in there
18 specifically to bring the scale back down. I
19 think what you're not seeing in the elevation
20 is there's a slight cantilever in here. So
21 this part of the house actually juts forward a
22 little bit past the brick. So when you're
23 driving past this since you're looking up at
24 it, I think that's going to add another

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1 dimension that you wouldn't see if you're
2 looking straight on at the drawing. It might
3 be doing I think a little bit of what you're
4 looking for as far as breaking that. It's not
5 a three story, you know, mass. It's more of a
6 cantilevered two story. I think that will help
7 a little lot more with what you're struggling
8 with.

9 MR. MCINTYRE: There is an overhang
10 there?

11 MR. FINELLI: Yes.

12 MR. MCINTYRE: I absolutely agree. I
13 think that would certainly give it a little
14 fenestration.

15 MR. FINELLI: I'm sorry, I didn't pick
16 that up as well. As we're talking about it,
17 I'm looking at the side elevation and I'm
18 thinking, wait, there's a little overhang here.
19 Again, I just think that might add another
20 shadow.

21 MR. MCINTYRE: I definitely think that
22 that could only help that.

23 MS. UHLE: I think the only
24 recommendation you had was to extend the brick
25

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1 along the front facade or to consider doing
2 that.

3 MR. FINELLI: I think we could do
4 that. I feel confident enough that the owner
5 would go for something like that.

6 MR. MCINTYRE: Okay.

7 THE CHAIRPERSON: As I said, it didn't
8 come to me until I saw that thing.

9 MR. FINELLI: As simple as the
10 rendering, I agree, it does jump out at you.

11 THE CHAIRPERSON: It highlights
12 certain things when you look at it that way.
13 So maybe the owner will see it that way as well
14 when he sees that.

15 I would like to refer Application
16 18-51, 34 Dale Road, along to the Planning
17 Board with a recommendation of approval with
18 the aforementioned considerations.

19 MR. GARCIA-BOU: Second.

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

22 THE CHAIRPERSON: Very good.

23 MR. FINELLI: Thank you very much.

24 MR. MCINTYRE: Good luck. Thank you
25

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1 very much.

2 THE CHAIRPERSON: Back to the agenda.
3 There were no meeting minutes to be approved,
4 so I would like to make a motion to close the
5 Architectural Review Board meeting for
6 February 7th, 2019.

7 MR. MCINTYRE: Second.

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

10 THE CHAIRPERSON: Thank you and
11 goodnight, everyone.

12 MR. MCINTYRE: Good night.
13 (MEETING ADJOURNED.)
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CERTIFICATION

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

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

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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.

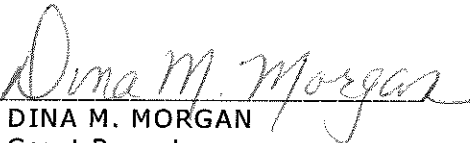
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And, I further certify that I am not
related to any of the parties to this action by
blood or marriage, and that I am in no way
interested in the outcome of this matter.

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22

IN WITNESS WHEREOF, I have hereunto set
my hand this 18th day of March, 2019.

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DINA M. MORGAN
Court Reporter
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CORRECTION SHEET

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CORRECTION

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