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THE CHAIRPERSON: Good evening, everyone, and welcome to the town of Eastchester Architectural Review Board meeting of March 5th, 2020. If you would all please rise for the Pledge of Allegiance. (Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, please, the roll call.

M.S. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

M.S. UHLE: Jennifer Nemecek.

M.S. NEMECEK: Here.

M.S. UHLE: Silvio Luca.

MR. LUCA: Here.

M.S. UHLE: Carlos Garcia-Bou is not able to make it this evening. 

THE CHAIRPERSON: There are no minutes this evening?

M.S. UHLE: That's correct.

THE CHAIRPERSON: Our first applicant this evening is Application 19-33, which is 81 Clarence Road. Welcome.

M.R. SCAVELLI: Good evening, all. My name is John Scavelli. I'm representing Sal and Christina Travaglino for the proposed application at 81 Clarence Road. The scope of the work at 81 Clarence Road is, they're looking to add a second story addition over an existing footprint over the garage side of their home, as well as a front porch and a side roof structure over an existing stone patio.

As part of the application, there were variances required for the front yard setback for both the porch as well as the second story addition, given the existing footprint is a non-conforming condition. As part of the project, the main alterations that are happening on the second floor where they're looking to expand the master bedroom into the new addition, so it's still going to remain three bedrooms upstairs, but there will be a larger master bedroom, as well as an additional master bathroom at that second floor level. In terms of the materials that are

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going to be used, the owner started a renovation last year where they were starting to renovate the outside in terms of the siding. They put in a smooth plank Hardy Board, which they're looking to match in terms of the new siding for the addition. The roof is going to be a charcoal asphalt shingle roof. The windows are Andersen 400 series, and then any of the trim is going to be a white AZEK trim.

From the January meeting, I know we had like an informal review in terms of one of the windows being shifted to align to the centered bay window, which is a change we made for this proposed application here. I don't know if there are any other questions to go over.

THE CHAIRPERSON: Well, that meeting really wasn't a meeting and most of the board that's here or a few of the board that's here were not there, so I would like it if you could present the plans.

M.R. SCAVELLI: Sure. This is the site plan here. The proposed addition is this part to the left, which is over an existing garage
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and there's a dining room level. So they're looking to basically build out the second story to match the current footprint over that section. Right now, there's no portico off the front, so they're looking to build a portico off the front steps. On the side of the home, currently there is a patio structure. What they're looking to do is actually build out a covered roof structure over that, as well as a small entryway which will be a small mud room to enter into the kitchen off the side of the house. The variances involved were for this front portico, as well as the addition here.

You can see the existing footprint is non-conforming. So the variance was approved by the Zoning Board.

In regards to the floor plan, majority of the work is alteration on the second floor plan where the new master bedroom is really going to be that new addition. There's an alteration from the existing footprint where a new master bathroom is going to be created. On the lower level floor, there's the portico structure, as well as the side roof structure.

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There is no work proposed for the lower level or the basement level of the house.

As you can see from the existing picture, they started the first phase of renovations last year, so they're looking to match the trim. This void section here is where they're building out. The addition will match the existing roof line and the pitches. This window, the center window, is the window that was the change for the submission looking to actually re-center it on the house so it aligns with the bay window.

The materials. Do you want to see the samples?

THE CHAIRPERSON: You could lay that up here. That's for the HardiePlank in that color?

MR. SCAVELLI: Yes. Charcoal asphalt roof.

MR. MCINTYRE: The trim is white?

MR. SCAVELLI: Yes.

THE CHAIRPERSON: It's mostly existing already any way in this family?

MR. SCAVELLI: Yes. We're looking to

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proposed front elevation to the two adjacent properties. The street and the site both slope down from right to left on Maple. This site has an 8 foot drop across the property.

THE CHAIRPERSON: What about this way, the drop?

MR. IANNACITO: Most of it, if you look at the existing contours on this plan here, are all going from right to left. It does drop a little bit towards the front here also. This left corner here is the lowest point on the property, and that's where we located the driveway and the garage for the street access.

If you look at the exterior elevations, here's the front elevation, and the garage here again is at the lowest point on the property at the left side. You step up to a higher elevation to enter the first floor off a covered front porch, and then along the side the grade slopes back up. Not as much front to back, it's more from side to side. Then you get to the back and you're two steps down from the sliding door which leads into the family.

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there are shutters added to the front elevation.
Second that anybody?

MR. MCINTYRE: I'll second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Our next application on the agenda this evening is 20-04 for 65 Maple Street. Good evening.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Golden Fields Estates, the owners of the subject property. We are proposing a new single family residence at the vacant lot located at 65 Maple Street.

So here we have the existing site plan showing the footprint of the new residence, which is hatched in red. At the front, the driveway will be on the left side of the property, and along the right side there will be a new retaining wall with steps leading up to a new covered front porch. At the rear, we're proposed a stone patio on grade.

This is a street facade drawing and a site section showing the relationship of the

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1 retaining wall and in front of the front porch.
2 Then we're also proposing a few trees both in
3 the front yard and in the rear yard.
4 I'll show you the materials. This is
5 the siding, the gray slate; the whitewash
6 brick; AZEK trim; this is the metal roof; these
7 are the shingles and garage door.
8 Thank you, and I'm happy to answer any
9 questions.
10 MS. NEMECEK: I have a comment about
11 the landscape plan. Those trees in the back,
12 the Cherry trees, they can be 20 to 30 feet
13 wide and tall, and that tree on the left to the
14 porch is too close to the house. That has to
15 be moved up a little bit.
16 MR. IANNACITO: I will give it to the
17 landscape architect and let them know. The two
18 Cherry plants?
19 MS. NEMECEK: The two Cherry trees,
20 the left-hand one has to be moved away from the
21 house. He could move it up to the corner of
22 the porch he has, proposed patio, but it's way
23 too close to the house.
24 MR. IANNACITO: This one here?
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1 THE CHAIRPERSON: It's not so much the
2 massing of it, it's just the aesthetics of it.
3 The one to the right has a cute little tower.
4 The other ones in the neighborhood, if you look
5 at the other ones, they're just --
6 MR. IANNACITO: This is also a
7 developer that's putting up this house, so he
8 is trying to sell it. I don't think he wants
9 to get involved with towers.
10 THE CHAIRPERSON: Not towers, but
11 like --
12 MS. NEMECEK: It just seems to be
13 missing a window underneath that porch to the
14 right of the entry door.
15 MR. IANNACITO: Here?
16 MS. NEMECEK: Yes.
17 MR. IANNACITO: We could put a window
18 there. This is the stairwell. If you look at
19 the stairwell, it has a large window here and
20 also a large window on the side.
21 MR. LUCA: I have a couple of ideas.
22 The large window on the second level should be
23 centered on the front door. That's a two story
24 entryway; right?
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1 MR. IANNACITO: Right. This whole
2 thing is a two story entryway.
3 MR. LUCA: Right. Besides doing that,
4 that window should be a little bit narrower,
5 let's say four lights wide, not five, centered
6 on the door, a window, and then also add
7 windows in the stair tower. Maybe an oval,
8 decorative oval on the lower level, something.
9 In the gable over the garage, maybe you change
10 the clapboard to like a shake or something to
11 give it more detail and potentially add
12 shutters and --
13 MR. IANNACITO: Shutters on this
14 particular house when we have double windows,
15 the shutters look so fake. I would rather do
16 more windows.
17 MR. LUCA: Add glazing to the garage
18 door.
19 MR. IANNACITO: What's that?
20 MR. LUCA: Add glazing to the garage
21 door.
22 MR. IANNACITO: That we can do.
23 MR. LUCA: More of a barn style like
24 MR. LUCA: More of a barn style like
25 board. It will give it more character.
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MS. UHLE: I'm sorry, I missed what you said about the -- did you say a gable vent or change this window?

MR. LUCA: No. Instead of having all clapboard all the way up, maybe the top triangle should be a different material, like a shake or scallops. Actually, scallops with maybe a little window as well.

THE CHAIRPERSON: Those kinds of things would just add a little bit more to it than something that's not so cookie cutters and plopped there by the developer kind of thing.

MR. IANNACITO: The window over the foyer here, we had it centered over the door, and when we got the rendering, it didn't look good. Either we put it over the door and add another window, then it's going to be door, large window, another square window and oval.

MS. UHLE: I always start getting a little concerned when they start designing it for you. I think you get the point of adding some detail to it. Obviously, it has to work.

MR. IANNACITO: Most of this is just decoration. We had that before, and I think it

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might still be on the street-scape drawing.

MR. LUCA: It's on the floor plan.

MR. IANNACITO: It's also on elevation I submitted. This just seemed so blank on this side when we got the rendering, we tried to shift it over.

MS. UHLE: Again, I don't think it's appropriate for them to say shift a window. You need to bring something back that shows everything.

MR. IANNACITO: Well, I would be happy to move the window.

MS. UHLE: I know, but maybe they want to see you've done other architectural detailing as well.

MR. MCINTYRE: I have a question just regarding the topography. You've got a 10 foot drop from you, you know, the back right-hand corner of the site pretty much from side to side, but from that corner to left side and front corner to left side, so it's a pretty significant, you know, slope in the site. Again, I'm just trying to figure out looking at the picture of the project site, you're going to have a

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significant amount of runoff running from the high side to the low side. I think just from the higher elevation that --

MR. IANNACITO: From back here?

MR. MCINTYRE: Yes.

MR. IANNACITO: You mean from the property next door?

MR. MCINTYRE: Yes.

MR. IANNACITO: They have a driveway right along here, so I think a lot of the runoff -- they also have another structure in the back, so that driveway extends all the way to the back of the property, so a lot of that runoff comes down the driveway from that property. What we've done here with the runoff here, this slope created a swale right along here, this grade is going to slope away from the house and away from the property line to create a swale, a low point here that's going to have a pipe in there. Then we also had the perc test done, and the perc was extremely good on this property.

MS. UHLE: And those are reviewed by Kellard Sessions, an outside engineering firm,

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and by the Planning Board.

MR. IANNACITO: The property back here is just going to remain as is.

MR. MCINTYRE: So with regard to that, it looks like it's almost like a subdivision, right, like the front portion of the lot? It looks like all of these were, you know, deep, deep lots.

MR. IANNACITO: This property was part of this other site.

MR. MCINTYRE: So the rear part of the this property is still --

MR. IANNACITO: Part of the other lot.

MR. MCINTYRE: Okay. All right.

MR. IANNACITO: The other lot is almost like a flag lot.

MR. MCINTYRE: Right. It's three quarters and this is the quarter.

MR. IANNACITO: Right. This was recently approved as a subdivision.

MS. UHLE: Well, no it wasn't. I just want to clarify that. It was not a subdivision. It was approved as a building lot. So it's always been a separate lot, but

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21
2 it didn't have appropriate frontage. It was
3 owned by the same family, so it appeared to be
4 part of the same lot, but it has always been a
5 separate lot. It received a variance for the
6 lot frontage.
7 THE CHAIRPERSON: Which was very --
8 MS. UHLE: Minimal.
9 MR. IANNACITO: Required is 60 feet
10 and we have 58.72.
11 MS. UHLE: Which is consistent with
12 that neighborhood.
13 THE CHAIRPERSON: Let's make a motion
14 to open it up for the public. I would like to
15 make a motion to open up Application 20-04, 65
16 Maple Street, for a public hearing.
17 MR. MCINTYRE: Second.
18 THE CHAIRPERSON: All in favor.
19 (All aye.)
20 THE CHAIRPERSON: Is there anyone from
21 the audience, please come up and state your
22 name and address.
23 MS. MC COURT: Mary McCourt, and I
24 live at 63 Maple Street.
25 THE CHAIRPERSON: Just go by the mic.

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22
2 MS. MCCOURT: My question has to do
3 with -- you're talking about the runoff -- and
4 I just don't know, is there going to be a
5 retaining wall that's right next to my
6 property?
7 THE CHAIRPERSON: Where are you
8 positioned? If you're looking at the home, are
9 you on the left or the right?
10 MR. MCINTYRE: She's on the left-hand
11 side.
12 MS. MCCOURT: This house. So my front
13 door is right here. It's not a front door,
14 it's a side door. My house is very old and
15 it's all additions. This is the path that you
16 go in, and I don't exactly know the amount of
17 distance on the sidewalk, but I would say
18 that's what I'm wondering about. I'm wondering
19 what's going to happen to me.
20 MS. UHLE: You're concerned about the
21 storm water runoff, is that what you're saying?
22 THE CHAIRPERSON: Like when it rains.
23 MS. MCCOURT: Yes. I thought that
24 maybe they were building a retaining wall to
25 even out their property, but I don't know.

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23
2 MR. IANNACITO: On that side of the
3 property, the only place we're going to have a
4 retaining wall is towards the back.
5 MS. MCCOURT: There is a retaining
6 wall there already.
7 MR. IANNACITO: There is on your
8 property.
9 MS. MCCOURT: Yes.
10 MR. IANNACITO: Towards the back of
11 the house we're going to put another retaining
12 wall on our side of the property just to level
13 this area a little bit, and then there will be
14 steps down to the side yard. The side here is
15 pretty much going to stay --
16 MS. MCCOURT: I don't know if I'm
17 oriented right.
18 MR. IANNACITO: This is your house
19 here. This side here is pretty much going to
20 stay exactly the same. We are doing a
21 retaining wall here. The driveway is going to
22 be set at the lowest part. The driveway is
23 also going to have a drain. All the gutters on
24 the house will drain into dry wells. The patio
25 will have a drain, everything. So there will

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runoff coming off of the adjacent property will
end up on our property and be picked up from
some of the pipes and taken to the dry well.
The dry wells are also designed for the hundred
year storm, which is double what is required by
the town.

MS. MCCOURT: Also, how far is the
setback?

MR. MCINTYRE: 10 feet on your side.

MR. IANNACITO: From off the side?

MS. MCCOURT: No, from the street
to --

MR. IANNACITO: So this house is going
to be set back 40 feet. 41 to the garage,
40 feet to the porch, and the required is
30 feet.

MS. MCCOURT: Okay.

MR. IANNACITO: Your house is still
going to be forward.

MS. MCCOURT: Forward, yes, that was
my interest. Okay, thank you.

THE CHAIRPERSON: Thank you, and thank
you for coming. Is there anyone else?

Questions, comments from the neighborhood?

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(No comments.)

THE CHAIRPERSON: So then I would like
to make a motion --

MS. UEHE: Are you going to ask him to
come back with the modifications?

THE CHAIRPERSON: Is it enough to come
back or do you --

MR. MCINTYRE: I don't think so. I
think he just needs to pick them up as part of
the presentation to the Planning Board. I
think that's only fair.

MR. IANNACITO: Can we just recap?

THE CHAIRPERSON: Let me close the
public hearing. I make a motion to close the
public hearing for Application 20-04.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(Aye.)

MR. IANNACITO: Thank you very much.

THE CHAIRPERSON: Thank you.

MS. UEHE: Also, the recommendation
with regard to the landscape plan.

MR. IANNACITO: I got those.

THE CHAIRPERSON: Our next applicant
is item number 3, Application 20-04, Grace
Lutheran Church, 59 Grand Boulevard.

MR. LEWIS: Hello. I'm Michael Lewis,
the architect for the project.

The church came to me and asked if we

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could help find a way to provide access for disabled persons to the building. So we looked
at a few solutions and talked them over and came up with the one that's proposed, which is
a component based aluminum ramp system. Prior to deciding on it, we considered a number of
factors. In order to provide the access that was necessary on the site plan, we would either
have to come into this story here on Alida or this secondary entrance over here in the inside
corner of the building. In order to bring the ramp in on Alida, it would put the whole ramp
system -- it's got about 48 inches of rise or something like that, and the required rise to
run on a handicapped access ramp is 1 and 12, so if you need to come up 48 inches, you need
48 feet of ramp, and, of course, you can't do it all in one shot, you have to break it with
landings. So looking at it, it quickly became obvious that trying to put some scissor ramp
back and forth up anywhere on this to get into this entrance here would have been really
terrible visually primarily as it impacted this symmetrical entry and it was right up against

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shelter it against the building. So that was appealing, along with the fact that it was more affordable than the masonry ramp. So that's the direction he went.

You can see on the existing plan, there's this walkway and the three trees. So what we're doing is, we're bringing the ramp sort in conjunction and sort of following the general direction of the walkway, pouring a new walkway at the end that combines so as you come off of the sidewalk you can either use the existing walkway to go to the front area of the church or you can come up the ramp with the required landing, and then the second required landing, and come in the door. So this ramp will elevate up so that someone in a wheelchair could roll right into the door.

Here it is in elevation. Here it is in plan. I think it's pretty straightforward.

I'm happy to answer any questions you might have about it.

THE CHAIRPERSON: This photo that you had provided with the application, that's the location; is that correct?

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the street.

So the next place we looked at was the inside door. That had great advantages in that it's sort of tucked in off of the street, sheltered by the building and also trees. In considering how to do it, we looked at the possibility of doing a masonry ramp, a brick ramp. It was pretty early apparent that it was prohibitively expensive for the church, funds are very tight. Also, in order to do the foundations that would be required for a ramp like that, it would either need to be pushed way out from the building in order to avoid the root structure on the existing trees that are against the building or we would lose the trees against the building and that would be visually upsetting.

In considering the aluminum ramp system, the footings required are much smaller and much simpler, and we could put them very close to the tree roots because they're simple solitude symmetrical footings rather than a continuous footing. We can tuck this aluminum structured ramp very close to these trees and

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MR. LEWIS: I believe so. Let me come and look.

THE CHAIRPERSON: It says, project site looking north.

MR. LEWIS: Yes, exactly.

THE CHAIRPERSON: Could you just attached that to the board that you have up there. Maybe clip it in the middle up top so that people at home could see that. Right on top of there. That's good. The trunks of the trees will be between the building and that ramp?

MR. LEWIS: The trees will be between the building and the ramp, that's right. The branch structure will somewhat shelter the ramp. In certain areas, we need to prune some of the branches back as the ramp comes up, but we've looked at the and we have the clearance to do that. So we can keep the trees, prune some branches, and have the ramp sheltered within them.

MR. MCINTYRE: Is there any way to, you know, switch back this ramp so that it's not as elongated as it appears?
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MR. LEWIS: I think there would be a number of different ramp configurations. We looked at them and think this is by far the best. What happens, as you switch back the ramp visually instead of a smooth line, it becomes a zigzag of aluminum, and also it protrudes further out into the yard.

MR. MCINTYRE: Really?

THE CHAIRPERSON: It starts to look like that.

MR. MCINTYRE: Well, that's three, right? That's two.

THE CHAIRPERSON: No, that's two.

MR. MCINTYRE: It just looks like it's almost this long sort of a serpentine sort of aluminum, you know, railing.

MR. LEWIS: That's right, that's what it is. I'm not going to try to color it as something other than what it is. However, we did look at alternatives, and this layout is basically -- the only reason that we would chose this layout of a switch back is because we thought it was much more visually appealing.

THE CHAIRPERSON: Are there any other

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railings on the building, like in the front by the stairs?

MR. LEWIS: Yes, there are. There are black wrought iron railings on the Alida entrance, and there's an aluminum railing system on the Boulevard entrance. That's over here. Boulevard here, Alida here.

THE CHAIRPERSON: Like in the middle of the stairway is the --

MR. LEWIS: That's right.

THE CHAIRPERSON: It's like a handrail with a few posts kind of a thing?

MR. LEWIS: Uh-huh.

THE CHAIRPERSON: At the very front there's wrought iron black?

MR. LEWIS: Correct. However, it would be very difficult to combine the materials and have it read successfully, the aluminum ramp and the wrought iron railings. I think it makes sense to keep --

THE CHAIRPERSON: It's not available in black, the aluminum?

MR. LEWIS: Not that I know of. I don't think so.

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terms of the building code to meet the requirements for it as a permanent application.

MR. MCINTYRE: And that's the only viable means of entry and egress that exists on the building that would accommodate handicapped?

MR. LEWIS: In order to meet the requirements that the church is looking for now, that's the only way. There is an existing chair lift, wheelchair lift on the front of the building, but it turns out that that's extremely difficult because it has to be unlocked and activated. And so what happens is, people who are in wheelchairs or disabled don't really have free access trying to get the thing unlocked and if somebody is around to unlock it, whereas this ramp will be something that they can freely come and go.

THE CHAIRPERSON: People with a walker can go up there. It just makes it so much easier for a lot more people. Even people who just can't do stairs.

MR. LEWIS: Right. In fact, the chairlift is considered adequate means of access for
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someone who's disabled, but the practicality of it, it's not.

MR. MCINTYRE: I certainly think if you could get it painted, it would be less impactful, let me just say that. It almost looks like it's temporary because I guess it is aluminum. It kind of gives the appearance, you know, 27, 32, 38, 58 -- like it's 57 feet of sort of elongated ramp.

MR. LEWIS: I agree. I think a dark color would probably be better. We're happy to look into it.

MR. MCINTYRE: I just think that because it is the length that it is, you know, you being the architect, and obviously, you know, it's a beautiful building in a nice neighborhood, I just think that to me that's something that can only help sort of dilute the sort of visual impact that this is going to have.

MR. LEWIS: I think it's a really good point. Again, we would be happy to look into it. I think if we were to do it, we would have to be able to order the components in black.

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and trying to figure out what to do and worked very hard to get the funds together to get this done. When she left and I came in, I said, we've got to finish this ramp. We've been moving ahead trying to do the permit because at least in the anticipated cost that we have, we believe we have all the funds in place to do it. We recognize there may be some additions that are unexpected, and we have a bit of a buffer built in. It's a small congregation, but they're very devoted not only to their own members having access, but also we have an AA group that meets three times a week in the church. So having that access without having to have extra keys and things to get into the building is incredibly important.

The doors where the ramp will come in, actually is the door that's closest to where the Pastor's office is and sits right between the social hall on the one side and the sanctuary on the other side. It actually creates a very good entrance point for people to be coming through. It doesn't get used that way right now, but this will create a better

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entrance into the use of this space. The social hall does have a handicapped accessible bathroom that was put in, and so, our hope is to be able to reach out to the community and the neighborhood in more ways and make it accessible.

We do have a member who when I came she was in a walker, she has Parkinson's, and in just these two months I've been there she's now in a wheelchair. The members help her up the stairs religiously each week when she's able to come. We're hoping to move forward in a most timely way to get this project done for outreach.

I do have a letter that states some of the same things that I've said for myself and one other member from our church who was not able to be here. I would be willing to read them or just turn them in for the record, whichever you would prefer.

MS. UHLE: Do you want to just submit them for the record?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: That would be fine.

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Thank you.

MS. UHLE: Thank you.

PASTOR TIEMEYER: We do have several members from our church and community groups who meet in our building as well who wanted to come to show their support today.

THE CHAIRPERSON: Thank you. Thank you all for coming.

MR. MCLINTYRE: Anybody else care to speak?

(No comments.)

MR. MCLINTYRE: That being the case, I would like to make a motion to close Application 20-05; do I have a second?

MS. NEMECEK: Second.

MR. MCLINTYRE: All in favor.

(All aye.)

MR. MCLINTYRE: Just one other point that I’ve thought about, and it’s kind of a follow-up to the conversation regarding trying to defuse this sort of serpentine component that you’re adding. Is there any thought to possibly putting in some sort of buffering, like some landscaping, some plantings, some DINA M. MORGAN, REPORTER

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kind of sea grass elements that would potentially mask this, you know, as it kind of starts and just sort of diffuse the obvious addition of this? I think that’s something that could be a relatively inexpensive solution to try and lessen the obviousness of this.

MR. LEWIS: That sounds like a great idea. I think it’s just a matter of cost, and I would differ to the church if you feel like you would be willing to commit to that or not. I think over time certainly that could occur.

In terms of commitment as part of the initial construction, it’s just a cost struggle, that’s all. Again, I think it’s a great idea. If it could be a little soft edge in terms of requirement, I think that would be great.

MR. MCLINTYRE: Plants are plants. Anybody could dig a hole and put them in. I just think that something like that is a relatively inexpensive way of diffusing the impact of this.

MR. LEWIS: Absolutely. I agree.

THE CHAIRPERSON: Perhaps, it could be a project of the church, you know, where people DINA M. MORGAN, REPORTER

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donate the plants, small little deciduous things, and let them dig a hole.

MS. UHLE: You have at least three landscape architects that are getting --

THE CHAIRPERSON: Getting excited about this?

MS. UHLE: No. Getting frustrated with some of the comments.

PASTOR TIEMEYER: I just wanted to say, I think we will work to do our best to make it look in a way that’s non-intrusive to the space. The other thing also is, I don’t want to hide it so much that people don’t know this is an accessible building and place where you can come. So that balance between making sure it architecturally looks good and sound, and also says, this is the way you come in and you are all welcome and it’s accessible, is part of what I hope we’ll be able to find the balance of.

THE CHAIRPERSON: I appreciate the goal.

MR. MCLINTYRE: With that being said, I would like to -- any other comments before I DINA M. MORGAN, REPORTER

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make a motion?

MS. UHLE: No. I think you’re just going to recommend that they determine whether black aluminum is available, and if it’s not available, they can mention that to the Planning Board.

MR. MCLINTYRE: I would like to make a motion that we pass along Application 20-05, Grace Lutheran Church located at 59 Grand Boulevard, on to the Planning Board with the sort of two conditions that if it can be finished in a sort of powder coated or a non-aluminum color, preferably black, to blend in, that would be our preference, and also if the aluminum ramp can be dressed up with some sort of plantings to lessen the visual impact of that, I think that would, again, only add to the end result. That being the case, do I have a second?

THE CHAIRPERSON: Second.

MR. MCLINTYRE: All in favor.

(All aye.)

MR. MCLINTYRE: Your application is approved to move on. Good luck and we look DINA M. MORGAN, REPORTER
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forward to seeing the end result.
MR. LEWIS: Thanks a lot.
MR. MCINTYRE: Thank you.
THE CHAIRPERSON: Next up on the agenda this evening, the last application we have is 19-02 for 249 Main Street. Good evening.
MR. SMITH: Good evening. For the record, my name is David Smith, Principal at Planning and Development Advisors. I'm helping to coordinate the application of the proposed project on behalf of Eastchester Manor Developers, LLC. With me tonight is Angelo Agoveno, who is a principal with the firm. Also joining me is Antonio Freda with Freda Design Architects, and Susan Jainchill, who is a registered landscape architect representing Aspect 120 who prepared the landscape architecture plan included with the package. Just by way of background with this application, it's located at 249 Main Street none locally as Section 69, Block 5, Lot 6 and 6B. It's adjacent to the existing Fire Department and ambulance headquarters. The
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property is approximately 0.35 acres. There's currently an existing vacant two family building. It's located in an RB retail business zoning district. From a processing standpoint, the application was first submitted to the town back in June of 2019. During a public hearing in October, the Planning Board opened and closed the public hearing, included SEQR, and then forwarded the application to the Zoning Board of Appeals. There are five separate variances that were requested. The Notice of Denial letter was included in the application package to your board. As of February 11th of this year, the Zoning Board granted all five variances. I could certainly go through all those if you would like me to. Needless to say, the board granted the variances requested.
The proposed project is a four story building. There are 15 market rate units; 9 1 bedroom, 6 2 bedroom supported by 26 parking spaces. There are 14 indoor parking spaces and 12 surface parking spaces.
One of the components that Susan
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back, they're directly across from the ones
that are in the back on the rear yard line.

THE CHAIRPERSON: In terms of the
parking, you have 15 units and 26 parking
spaces, are there specifically -- what's the
ratio or what's the --

MR. FRED: For the two bedrooms, it's
one and a half, and then for one bedroom, it's
one. So the ratio works out exactly --

MS. UHLE: It's 1.5 for the first
bedroom and a .5 for each additional bedroom.
So basically it's 2 bedrooms, 2 parking spaces.

THE CHAIRPERSON: Does that work out?

MS. UHLE: Yes. They do not need
variances for those.

THE CHAIRPERSON: But then technically
there's no guest parking?

MS. UHLE: No. This always confuses
people. The parking requirements in zoning
anticipate guests as well. You're not given
designated parking spaces, there are certain
ratios based on unit count, and that
anticipates for both tenants as well as guests.

THE CHAIRPERSON: They don't get

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assigned parking?

MS. UHLE: No.

THE CHAIRPERSON: So then if somebody
has a party and you own a spot -- is it a
rental or --

MR. AGOVOINO: As of right now, I
believe we're going to keep it as a rental. If
we feel the need to assign spots to certain
apartments if things like that happen --

THE CHAIRPERSON: There is literally
no on the street parking. I don't know where
someone would go.

MS. UHLE: Again, just to make a
point, the applicant did a traffic and parking
study, the Planning Board hired a traffic
engineer to review their traffic and parking
study, so those are all things that have been
reviewed thoroughly by the Planning Board. You
guys are looking more at aesthetic issues. I
mean, obviously you may want to understand some
of these issues, but again, the Planning Board
hired a technical consultant to look at those
issues.

THE CHAIRPERSON: I noticed as I drive

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by the property now, there's a beautiful stone
wall in the front; are you planning on keeping
that?

MR. FRED: Right now, I'm not going
to discuss that. I'll let the landscape
architect discuss that. I think that we are
going to keep it, if possible. I guess we have
to look at it and explore it a little bit more.

MR. AGOVOINO: There is a proposed wall
that we have in front there. It's a beautiful
wall, I would love to keep it if --

MR. FRED: The building is perched up
high enough to be able to keep it. We don't
know what will happen with all the utilities
once they come in, water and so forth.

THE CHAIRPERSON: I know, but I think
that it would be really a shame if you put up
some other form of cheap wall and knocked that
down to put your utilities in. That would be a
huge detriment to that building.

MR. AGOVOINO: This building I'm
looking to do -- I'm going for high end.

There's going to be fully automated apartments.

I'm going to have Control 4 throughout the

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house. You're going to be able to control the
elevator.

MS. UHLE: Laura, we haven't even had
them present what they're proposing yet. Maybe
they could present what they're proposing,
including the architecture, then the landscape
architecture.

THE CHAIRPERSON: My reaction is the,
we're going to try.

MS. UHLE: I think what the architect
said was he was going to defer to the landscape
architect.

MR. FRED: I believe that we are
going to keep some component of that rock in
the front.

Other than that, we're trying to keep
the levels of the yard very subtle between the
existing two side yards in the back. In fact,
we're dropping it down over here almost to
level surface, and at this point it's almost
the same as it is now. Because this has
already a retaining wall and because we have to
maintain the 5 percent slope all the way
around, this dropped down slightly but it's not

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so much so that we need to have retaining walls, just curb walls about 18 to 20 inches high. The rest of it will be landscaped and sloped up to the existing adjoining elevations on the side.

This is an existing stone wall, which we can’t touch because it belongs to the Fire Department. Basically all we could do is maybe dress it up with some kind of screening or something of that nature. It will come up quite high along the side, so we will be looking at that wall so we need to dress it up a little bit.

THE CHAIRPERSON: Is it something that doesn’t look so good or --

MR. FRED: We don’t know until we bring the earth down. Right now it’s just rubble stone.

THE CHAIRPERSON: Okay.

MR. FRED: But we don’t know what it looks like underneath.

THE CHAIRPERSON: Below grade.

MR. FRED: Yes.

MR. LUCA: You’re excavating that

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portion of the property lower?

MR. FRED: I’m sorry.

MR. LUCA: You’re excavating that property lower on your side of that retaining wall?

MR. FRED: Yes, we’re excavating lower. The retaining won’t sustain any loads whatsoever.

MR. LUCA: Do you know how to bottom the retaining wall? How do you know that you’re not --

MR. FRED: We know that the bottom of the retaining wall on this side is low because that’s where the driveway for the entrance to the garage is.

MR. AGOVINO: It’s substantially lower.

MR. FRED: It’s substantially lower.

We’re not going lower than that.

MR. LUCA: Okay, that’s what I was asking.

MR. FRED: We’re digging it out to provide a cellar for all amenities that we have. This particular side will be mostly

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MR. LUCA: Do we have a colored rendering?

MR. AGOVINO: Yes.

MR. MCINTYRE: Do you have any handouts of that?

MR. FREDA: I'm sorry.

MR. MCINTYRE: Do you have a handout of that?

MR. FREDA: I think we gave it, right, a handout? A small one.

MR. MCINTYRE: We don't have that.

MR. FREDA: That's the front, the back. This is the open area for the parking.

MR. LUCA: The gray and white are HardiePlank material; right?

THE CHAIRPERSON: HardiePlank and AZEK, the gray and the white?

MR. FREDA: Yes.

THE CHAIRPERSON: They're in there; right?

MS. NEMECZEK: The bottom one; right?

MR. MCINTYRE: The lower portion of the building is --

MR. FREDA: The lower portion of the

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building is concrete block and brick because that has to be a fireproof portion of the building. It's all solid.

MR. MCINTYRE: The rest of the brick is just a 5/8 inch veneer?

MR. FREDA: Exactly, it's a veneer.

THE CHAIRPERSON: Then the structure up above is wood; right?

MR. FREDA: Frame.

MR. AGOVINO: Yes, the top three floors.

MR. FREDA: But the core inside, the vertical cores, the stairs, the elevator, the trash shoot, and the horizontal portion where the corridor is, is concrete. It will go up concrete block and the rest of it surrounding it will be wood. We'll have fire separation both horizontally and vertically.

THE CHAIRPERSON: So that does show us the building but probably not really the lot; right? Maybe that's a question for the landscape architect? That does not show --

MR. FREDA: It shows the brick.

(Female voice speaking from audience.)

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MS. JAINCHILL: Hi. I'm Susan
Jainchill, I'm the landscape architect. My firm is Aspect 120 Landscape Architecture.
I think the first thing is to talk about the wall that you're talking about. It's something that I didn't really study too much. I did notice that there was a rock outcropping, though, that the wall goes right into. It's something that I would want to take another look at to see the quality of the stone wall because it didn't ring to save it, but it can be saved if that's what's required.
Based on the plan for the building and the grading and the plan for the front walkways and ramp area, we realize that the only real place to fulfill the requirements of the landscape plan is this area right in front of the building. The point of view is to add to the space rather than just have this lawn in front of the building, which is sort of a reflective thing. Really, there's absolutely no lawn that has to be maintained here.
To walk through it, along the sidewalk right now -- this is a question I had when I

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buffer the edge of the building over here, and then wherever possible -- it's a very minimal area -- but we're using very small Ilex Glabra, Cultivar that grows very tight in this area, a little bit of a wider Cultivar, compact Cultivar over here, and then using the same vocabulary back in the area that we have planting. These are higher walls, I believe. They're higher than the parking area, so the planting is almost like a container planting, but they're higher up so they'll give that buffer a little bit more to the area from the areas behind.

I think that's basically it. It's all native. It's all, as much as possible, full four season interest, flowering and attracting butterflies and bees and all the good stuff.
If there are any questions other than the wall.
I just don't know about the wall.
MS. NEMECZEK: Have you had success with Muhly grass before, the Pink Muhly?
MS. JAINCHILL: I have, yes, actually.
Actually, in Ardsley I planted it, and it's looks like it's doing well.

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MS. UHLE: I really appreciate that you used all natives and also that it's as lush as it is.
MS. JAINCHILL: I think it will add to the street-scapes.
MS. UHLE: Absolutely. The only thing I will say is, we need to talk to the Highway Department about encroachment within the town right of way, which I think typically as long as it doesn't affect site distances, they're okay. I think also the issue about the access around the tree pits might be an issue, so you may need to make some modifications. I can try to remember to discuss that with the Highway Department in the next few days.
MS. JAINCHILL: Okay.
THE CHAIRPERSON: Will the driveways be like one enter, one exit?
MR. AGOVINO: That's correct. So this is going to be the entrance side, this is going to be the flow of traffic, and this is going to be the exit. I want to make sure I give you the right information. Sorry. Yes, this way.
We're going to have to enter signs on this

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side and a one way on the entrance side.

MS. NEMECZEK: Can you discuss lighting
4 a little bit more because I only see two lights
5 here in the front; what other lights are you
6 going to have around the building?
7 MR. AGOVINO: We're going to have
8 lights on the building.
9 MS. NEMECZEK: How are the parking
10 spaces going to be lit?
11 MR. AGOVINO: We're going to put
12 lighting fixtures on the building.
13 MR. FRED: In that area where the
14 landscaping is.
15 MS. NEMECZEK: You're going to have
16 ground uplights or you're going to have other
17 lights?
18 MR. FRED: They're going to be on
19 poles, so it will light up the parking area,
20 but not so much that it's going to be super
21 bright. So we're going to have the light
22 that's underneath the building, inside the
23 building, then you have the lights that
24 are on the side of the building all the way
25 around, and it shows on the elevation.

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the two with the --

MR. FRED: Here you could see them in
this rendering as well.

MS. NEMECZEK: I see it.

MR. FRED: All along.

MS. NEMECZEK: I see that now.

MR. FRED: Plus, you have lights
inside. It will be pretty lit up. Then in the
11 back smaller lights.

THE CHAIRPERSON: The property in the
13 back, are there homes behind that?

MR. FRED: They're garages in the
15 back, yes, very close to the property line.

MR. AGOVINO: There's a house directly
17 behind here.

MR. FRED: There's a garage here and
19 a garage right here. You see the two garages
20 here and parking inside there. This is all
21 parking for the ambulances, and they have a
22 generator over here and some other storage
23 parts for their trucks and so forth. This is
24 the only area that's really open. There's
25 another garage over here. Of course, we're

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series and that's the one we're going with.
THE CHAIRPERSON: So on the patios, are those French doors or sliders?
MR. AGOVINO: French doors.
MR. FRED: Only the two front ones coming out and the rest are French.
MR. AGOVINO: These are Juliet balconies and these they can actually walk out. THE CHAIRPERSON: And those are the larger units?
MR. FRED: Well, not really. This is a two bedroom, this is a two bedroom, and all of these are one bedrooms. So this one particular bedroom has one of the balconies because it's in the front.
MR. MCINTYRE: What's permitted, just as a matter of interest?
MS. UHLE: In terms of what?
MR. MCINTYRE: On the balcony. What's allowed to be sort of stored on those balconies?
MS. UHLE: There are no restrictions in the law about what can be stored on those balconies.
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THE CHAIRPERSON: No barbeques.
MS. UHLE: Not things that could set the building on fire. Otherwise, there's no zoning restrictions. Sometimes building managers have their own restrictions.
THE CHAIRPERSON: Can you go back to the elevation, not the rendering but the elevation of the front.
MR. AGOVINO: The front?
THE CHAIRPERSON: Yes, please.
MR. FRED: The rendering or the --
THE CHAIRPERSON: Elevation. On there where I see it looks like squares on the elevator shaft I guess --
MR. FRED: Here?
THE CHAIRPERSON: No, to the right.
MR. FRED: Oh, these?
THE CHAIRPERSON: Yes.
MR. FRED: These are just panels.
They are Hardie Board. You can't just put all of them haphazardly, so we made squares out of them.
MR. LUCA: There's a reveal between them?
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MR. LUCA: That tower is not reading the same as the elevation. It's a 2 by 2 grid, for example. The rendering has to be updated to match that.

MS. UHLE: Or vice versa, whatever is being proposed.

MS. NEMECEK: It sounds like you described two different things. This one, the square grid with a system, and the other one is a HardiePlank, which one are you going to use?

MR. AGOVINO: Whichever one you would like.

MR. FREDa: We just wanted to emphasize the tower look here and that was what it was.

THE CHAIRPERSON: It's still not answering the question. Which one are you going to use?

MR. AGOVINO: Do you guys want the squares? I'll do the squares.

MS. UHLE: Do you have a preference now that you're seeing two options?

MR. AGOVINO: This is the way I would like.

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like it to look, the 3D rendering.

THE CHAIRPERSON: I think those squares look very Eighties to me. I thought it was like eaves with scoring on it. That's the way it came across on the elevation.

MS. UHLE: So you prefer what's shown in the 3D rendering.

THE CHAIRPERSON: Yes.

MS. UHLE: Okay. So your elevation should be revised to match the 3D rendering.

MR. FREDa: That's easily done just to finish.

MR. MCINTYRE: I think it needs to be a little bit more clearly delineated on the elevation because, you know, that tower, as you call it, you do show the grid pattern on your elevation, but also you have that same nomenclature, which is number 2, between the windows and now it's a flat panel, if you look at your elevation. You have your stair tower and you have the windows in the corridor rather, so it's the same material but there's no reveals on that. It's number 2.

THE CHAIRPERSON: What does that area look like on the rendering?

MR. FREDa: You're talking about this panel here?

THE CHAIRPERSON: Yes.

MR. FREDa: So that would have been a flat panel that would have differentiated this better than this because this actually stays low and this goes up higher as it turns around. This would be the same as in the rendering over here.

MR. LUCA: That's glazing, though, isn't it?

MS. NEMECEK: Is that glazing?

MR. MCINTYRE: Not everywhere. Not by this elevation. If you look at your elevation, drawing number A300, right, so you see public hallway, awning windows?

MR. FREDa: Yes.

MR. MCINTYRE: Underneath that you have number 2.

MR. FREDa: Number 2 right here.

MR. MCINTYRE: That's the same surface material as you have on the tower as the grid on it.

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MR. FRED: Yes, that's all Hardie trim.

MR. MCINTYRE: The life span of this 5/8th inch brick veneer, that's --

MR. FRED: If you construct it straight on the substrate without drainage, it would probably peel off eventually. The intent here is for everything that is put on this wall to have drainage behind it, including the brick.

MR. AGOVINO: I'm sure there is some type of warranty on the brick.

MR. FRED: It will stay dry and it will stay intact that way. If we let the water stay behind the brick, then, of course, with time it will start to peel off.

MR. MCINTYRE: So is all that put on with like Z clips, like a cladding system?

MR. FRED: It will be like a cladding system. There will be a draining system behind it, thin drainage system. You put that on first on top of the weather barrier, then the wire lath goes on to hold the cement where you'll cement the bricks onto. It will be

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several layers, but the one particular layer right before the weather barrier will have a drainage system. So whatever water goes through the brick system, will go to that particular point, stop because the weather barrier won't let the water go through anymore, and then come out and weep out at the bottom. We couldn't do a full brick here because then it's just not --

MR. MCINTYRE: It what?

MR. FRED: If you do a full brick here, then you will have to push back the framing. You'll have like a jagged edge. The wall would jog in on the inside of the building.

MR. LUCA: It's wood frame, isn't it?

MR. AGOVINO: Yes.

MR. MCINTYRE: It's 2 by 6.

MR. LUCA: What's the floor structure;

16 inch TJI's?

MR. FRED: 11 7/8th, 12 inch. It will span at least 20 feet.

MR. LUCA: 12 on center maybe.

MR. FRED: It depends on the size of

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MR. FREDIA: If we use gas, it would be a furnace and have zero clearance. So we have one here. So one unit per this here, over here, over here, over here, and it reflects on the elevation where they are.

THE CHAIRPERSON: They only show on the side elevations then?

MR. FREDIA: Yes. We have one, it will be on this side though. It's the only one that in the front.

MS. NEMECIAK: Can I see that on the rendering?

MR. FREDIA: Just the grill is about 2 by 2. There's no lines coming out. You don't see anything extending out. It's not a split system in any way. It's a self-contained floor unit. It's made by Armstrong Magic Pak. It's put in like a refrigerator and hooked up.

MR. MCINTYRE: It's a refrigerator system?

MR. FREDIA: Everything is inside the system. They don't even have to bring refrigerant in. It's all inside the unit itself. It just slides right in and it's

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hooked up, and then they'll have duct work within the apartment to carry the air back and forth, the heating and cooling throughout the apartment.

MR. MCINTYRE: So those grills you have on the --

MR. FREDIA: The grills come in any color. They could be horizontal slabs or vertical. They have the under grill and the top grill, the one that finished on the outside. You see them here. You see, it's very small. Right here.

MR. MCINTYRE: There's no other equipment that's going to project above the parapet level on the roof?

MR. FREDIA: There's fans, exhaust fans for the bathrooms, which you need. It will be hidden. You won't be able to see it. It will be just sitting on the roof.

MR. LUCA: There's going to be mechanical equipment on the roof because of the common spaces; right? There's going to be a unit on the roof, I assume?

MR. FREDIA: Well, we have cellar space

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for that. It could have, but it would be right in the center of the building right over the corridor. You won't be able to see it from the street because you'll have a 3 foot 6 parapet wall. Even if that's a big unit, it's maybe this tall. You put it on curbs on top of the roof and --

MR. LUCA: The horizontal AZEK, the gray material, what is that exactly?

MR. FREDIA: This?

MR. LUCA: No. The squares everywhere.

MR. FREDIA: This?

MR. LUCA: Not that. Not that.

MS. UHLE: The panels.

MR. LUCA: The panels.

MR. FREDIA: These?

MS. UHLE: Yes.

MR. FREDIA: These are AZEK lap joint.

MR. LUCA: Oh, lap joint.

MR. FREDIA: Yes.

MR. LUCA: There's going to be a reveal between each panel so you'll visually read the horizontal --

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MR. FREDIA: A little channel.

MR. MCINTYRE: So that's number 4, that's item number 4.

MR. FREDIA: Same thing as up here.

MR. MCINTYRE: The main entry door, it's almost looks like it's a Herculte door, like a glass door. I'm not necessarily sure that that's the right application for an apartment building. It almost looks more retail and commercial rather than an apartment building.

MR. AGOVINO: I wanted to give it an open look. There's not too much space in there, so I wanted it to be as open as possible and give as much lighting as possible.

MR. MCINTYRE: Listen, you could put a glass door in. I just think that the way it's drawn certainly it looks like it's got -- it looks like a Herculte door. I think you just need to have some jambs and styles on it.

MR. LUCA: He's talking maybe like a French door.

MR. MCINTYRE: I think you need to frame it. Also, you talked about it being a,
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you know, state of the art building, like is there an intercom system?

MR. AGOVINO: Yes.

MR. FREDA: When you walk in.

MR. MCINTYRE: So these doors are going to be open?

MR. AGOVINO: Yes. There's a second set of doors.

THE CHAIRPERSON: There's a vestibule?

MR. FREDA: Yes, there's a vestibule.

You have two sets of doors.

MR. AGOVINO: The buzzer will probably be on this side. There's going to be mailboxes there as well.

THE CHAIRPERSON: Packages.

MR. AGOVINO: They have this new system that talks with UPS, and I'm looking into that system so they could buzz in and leave it so no one could steal the package.

That's still in the works. The system I'm going to put in, it's kind of like a computer where you could add on to it. It's a fully automated system that controls everything.

MS. NEMECZEK: So packages will just be DINA M. MORGAN, REPORTER

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left in that vestibule?

MR. AGOVINO: Like any other building, that's what would happen.

MS. NEMECZEK: Well, some buildings have a room just for packages and the residents could just access the one room and the UPS guys.

MR. AGOVINO: Unfortunately, with this building we're tight.

MS. NEMECZEK: You're tight.

MR. AGOVINO: If that system is available, it will be put in. If not, in the future when it becomes available, for sure I will have that because everybody lives on Amazon now.

MR. LUCA: You might want to consider that upper room -- what is that upper room, a meeting room? You might want to consider maybe like an alcove in the vestibule because if 15 people get one package every day, which it will be, you won't be able to walk through the doors.

MR. FREDA: Well, they'll be going in with the packages.

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MS. UHLE: They're not in any particular order. With regard to the landscape plan, we're going to coordinate with the Highway Department with regard to any encroachment within the right of way. Susan is going to check on the quality of the stone wall to see how much of it can be saved and incorporated into the plan. You asked for additional -- if you're going to refer them to the Planning Board or if they're coming back here, you would like some additional information with regard to proposed site lighting. I know on the plans it talks about bronze window trim and bronze railings, I think you said you prefer the black. That would apply to the grills on the air conditioning units as well, so it would all be the black grills, black railings, black window trim. The renderings need to reflect what's proposed on the elevations and vice versa, so they really have to be the same. I would say you should submit 11 by 17's of the renderings to the Planning Board so they could see more of the details. It kind of hard to see from here the renderings.

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MR. MCINTYRE: Yes. Another question that I have listening to Margaret: The building is sprinklered; right?

MR. FRED: Yes.

MR. MCINTYRE: Is there any sort of a fire tank that's required on the roof?

MR. AGOVINO: There won't be anything on the roof. There's plenty of space downstairs.

MR. FRED: Aren't you referring to pressure? I think there's enough water pressure.

MR. MCINTYRE: Right, but doesn't there need to be an auxiliary sort of -- I know in the city you need a secondary --

MR. FRED: You mean a standpipe?

MR. MCINTYRE: You need a standpipe but you also need a reserve tank.

MR. FRED: Either that or a pump.

MS. UHLE: It's not required, not necessary. Again, it's been reviewed by the Fire Department.

MR. MCINTYRE: Again, it's a question regarding if there's any ancillary equipment or

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detailing on there. With regard to the horizontal tower, you're going to go with the horizontal HardiePlank rather than the squares.

I'm adding this comment: Make sure when you come to the Planning Board, you do show any proposed roof mounted mechanical equipment. I don't think it's shown there now, but if you're proposing any, you should show that on the roof plan. Ends, I wasn't sure whether you had a specific comment about the front door or was there a recommendation with regard to the front door?

MR. MCINTYRE: Well, I just think it needs to be -- the style of door that's drawn, I just don't think it's practical for --

MR. AGOVINO: Do you want a simple handle?

MR. MCINTYRE: No, it's not the handle. Again, I think the door should have jambs, a header, and a sill, as opposed to a glass door, a Herculite door, which is how it looks to me the way it's drawn.

MS. UHLE: It's more commercial rather than residential.

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Department has reviewed. I don't believe they've indicated that there's a need for that. Any roof mounted equipment, the Planning Board would want to see the location and the height. Other than talking about a designated area for the packages and maybe reconsidering that a little bit, those were all the comments that I have.

MR. MCINTYRE: Just sort of as a closing statement from myself, without the aid of the rendering, it's very difficult -- it was difficult for me to look at this in a sort of true dimensional form. Really, in sort of reading, you know, the key notes as to, you know, what you're proposing in terms of four elevations, because it is a pretty significant building, you know, on this lot and on this street, so for me not having the opportunity to see what you're showing us for the first time tonight, I just don't necessarily feel I've had enough time to really sort of look at the elevation. You've done a pretty fair job in explaining to us what you're proposing and the various finishes, and I think the more I've

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listened to you, I'm a little bit more open to, you know, the brick and the HardiePlank and, you know, the glass and the railings and the doors and the lights as the sort of cohesive presentation, but if this does move forward to the Planning Board, this needs to be much tighter in terms of the overall aesthetic and how everything kind of comes together. As Margaret said, this is our purview as part of this board, it's the architectural review. You've seen some of the other presentations this evening, even for a single family home, you know, there's a colored rendering done, and again, that's very explicit and very helpful for us as a members of this board to be able to look at something and get a pretty strong sense of what the finished product is going to look like.

Seeing it in this format for the first time, I'm being very honest with you, you know, it's -- I certainly don't want to sort of halt the momentum of this project, and I know that you've spent quite a bit of time to get to this point, but I would just have liked the

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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 2nd day of April, 2020.

DINA M. MORGAN, REPORTER

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