

EASTCHESTER ARB - 3/5/2020

Clarence Road. Welcome.

MR. 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 portico 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 portico 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 Hardie 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.

MR. 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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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING

MARCH 5, 2020

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
ENDA MCINTYRE, MEMBER  
JENNIFER NEMECEK, MEMBER  
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
JAY KING, BUILDING INSPECTOR  
CAROL PINTO, SECRETARY

TOWN OF EASTCHESTER  
Building and Planning Department  
Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
(914) 469-6353

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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.

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

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

THE CHAIRPERSON: There are no minutes this evening?

MS. UHLE: That's correct.

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

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1 and there's a dining room level. So they're  
2 looking to basically build out the second story  
3 to match the current footprint over that  
4 section. Right now, there's no portico off the  
5 front, so they're looking to build a portico  
6 off the front steps. On the side of the home,  
7 currently there is a patio structure. What  
8 they're looking to do is actually build out a  
9 covered roof structure over that, as well as a  
10 small entryway which will be a small mud room  
11 to enter into the kitchen off the side of the  
12 house. The variances involved were for this  
13 front portico, as well as the addition here.  
14 You can see the existing footprint is  
15 non-conforming. So the variance was approved  
16 by the Zoning Board.

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

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

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

13 The materials. Do you want to see the  
14 samples?

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

18 MR. SCAVELLI: Yes. Charcoal asphalt  
19 roof.

20 MR. MCINTYRE: The trim is white?

21 MR. SCAVELLI: Yes.

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

24 MR. SCAVELLI: Yes. We're looking to

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1 match it for the new addition.

2 THE CHAIRPERSON: Okay. It's fairly  
3 resent that it was done?

4 MR. SCAVELLI: Yes. In the fall, they  
5 had the first phase of the renovation done and  
6 they're looking to match it.

7 THE CHAIRPERSON: This door here  
8 that's provided, which door is this?

9 MR. SCAVELLI: That's for the mudroom  
10 door. That new mudroom, that side entrance.

11 THE CHAIRPERSON: Is that to match the  
12 existing front door that's there? On the  
13 sketch, the elevation, they look like they are.

14 MR. SCAVELLI: Right now they weren't  
15 planning to change the front door but that is a  
16 project that --

17 MR. LUCA: That door is set back?

18 MR. SCAVELLI: Yes, this door is set  
19 back. It's toward the back.

20 THE CHAIRPERSON: The other one is  
21 also inside the portico, so you're really not  
22 going to see them side by side.

23 MR. SCAVELLI: Correct, yes.

24 THE CHAIRPERSON: Any questions from

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1 the board, any comments?

2 MR. MCINTYRE: Is the chimney just  
3 going to be boxed out in the interior?

4 MR. SCAVELLI: Yes, it's going to be  
5 boxed out.

6 MR. LUCA: Is the home going to have  
7 shutters?

8 MR. SCAVELLI: They are not proposed  
9 right now.

10 MR. LUCA: They have shutters now?

11 MR. SCAVELLI: There are no shutters  
12 right now.

13 THE CHAIRPERSON: Do you think that  
14 that would help, kind of fill in a little bit  
15 of that empty space?

16 MR. LUCA: I think it would.

17 THE CHAIRPERSON: It could give it a  
18 little character. Enda, do you have any  
19 questions?

20 MR. MCINTYRE: No.

21 THE CHAIRPERSON: I would like to make  
22 a motion to open Application 19-33 to a public  
23 hearing.

24 MR. MCINTYRE: Second.

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 2 THE CHAIRPERSON: All in favor.  
 3 (All aye.)  
 4 THE CHAIRPERSON: Is there anyone here  
 5 from the neighborhood or wherever from  
 6 Eastchester who would like to voice any  
 7 comments or questions regarding this  
 8 application?  
 9 (No comments.)  
 10 THE CHAIRPERSON: So I'm going to make  
 11 a motion to close Application 19-33 to the  
 12 public hearing.  
 13 MR. MCINTYRE: Second.  
 14 THE CHAIRPERSON: All in favor.  
 15 (All aye.)  
 16 THE CHAIRPERSON: Anymore comments  
 17 from the board or questions?  
 18 MS. NEMECEK: No.  
 19 THE CHAIRPERSON: Do we agree that we  
 20 should send it along with that recommendation  
 21 about the shutters?  
 22 MS. NEMECEK: Yes.  
 23 THE CHAIRPERSON: I would like to make  
 24 a motion to pass Application 19-33 along to the  
 25 Planning Board with the recommendation that  
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 2 there be shutters added to the front elevation.  
 3 Second that anybody?  
 4 MR. MCINTYRE: I'll second.  
 5 THE CHAIRPERSON: All in favor.  
 6 (All aye.)  
 7 THE CHAIRPERSON: Our next application  
 8 on the agenda this evening is 20-04 for 65  
 9 Maple Street. Good evening.  
 10 MR. IANNACITO: Good evening. My name  
 11 is John Iannacito, I'm an architect, and I'm  
 12 representing Golden Fields Estates, the owners  
 13 of the subject property. We are proposing a  
 14 new single family residence at the vacant lot  
 15 located at 65 Maple Street.  
 16 So here we have the existing site plan  
 17 showing the footprint of the new residence,  
 18 which is hatched in red. At the front, the  
 19 driveway will be on the left side of the  
 20 property, and along the right side there will  
 21 be a new retaining wall with steps leading up  
 22 to a new covered front porch. At the rear,  
 23 we're proposed a stone patio on grade.  
 24 This is a street facade drawing and a  
 25 site section showing the relationship of the  
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 2 proposed front elevation to the two adjacent  
 3 properties. The street and the site both slope  
 4 down from right to left on Maple. This site  
 5 has an 8 foot drop across the property.  
 6 THE CHAIRPERSON: What about this way,  
 7 the drop?  
 8 MR. IANNACITO: Most of it, if you  
 9 look at the existing contours on this plan  
 10 here, are all going from right to left. It  
 11 does drop a little bit towards the front here  
 12 also. This left corner here is the lowest  
 13 point on the property, and that's where we  
 14 located the driveway and the garage for the  
 15 street access.  
 16 If you look at the exterior  
 17 elevations, here's the front elevation, and the  
 18 garage here again is at the lowest point on the  
 19 property at the left side. You step up to a  
 20 higher elevation to enter the first floor off a  
 21 covered front porch, and then along the side  
 22 the grade slopes back up. Not as much front to  
 23 back, it's more from side to side. Then you  
 24 get to the back and you're two steps down from  
 25 the sliding door which leads into the family  
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 2 room.  
 3 This is a rendering showing the  
 4 materials, the proposed materials. So on the  
 5 wall surfaces it will be a combination of a  
 6 HardiePlank siding in a gray slate and a brick  
 7 veneer with a whitewash finish. The roof over  
 8 the main portion of the house will be asphalt  
 9 shingles in a charcoal black finish, and the  
 10 roof over the front porch will be a standing  
 11 seam metal in a black finish. The trim boards  
 12 and the columns will be AZEK in a white finish.  
 13 The windows will be vinyl clad in a white  
 14 finish. The gutters will be aluminum in a  
 15 white finish. The front door and the overhead  
 16 door will be fiberglass in a white finish. I  
 17 have samples of all the materials if you will  
 18 like to see them.  
 19 We also submitted a landscape plan  
 20 which was prepared by Stephen Lopez. So we're  
 21 proposing new plantings along the left side of  
 22 the property. On the right side, there are  
 23 existing plants that will remain, and then we  
 24 will add a few more towards the rear. At the  
 25 front, we're proposing low plantings along the  
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retaining wall and in front of the front porch.  
Then we're also proposing a few trees both in  
the front yard and in the rear yard.

I'll show you the materials. This is  
the siding, the gray slate; the whitewash  
brick; AZEK trim; this is the metal roof; these  
are the shingles and garage door.

Thank you, and I'm happy to answer any  
questions.

MS. NEMECEK: I have a comment about  
the landscape plan. Those trees in the back,  
the Cherry trees, they can be 20 to 30 feet  
wide and tall, and that tree on the left to the  
porch is too close to the house. That has to  
be moved up a little bit.

MR. IANNACITO: I will give it to the  
landscape architect and let them know. The two  
Cherry plants?

MS. NEMECEK: The two Cherry trees,  
the left-hand one has to be moved away from the  
house. He could move it up to the corner of  
the porch he has, proposed patio, but it's way  
too close to the house.

MR. IANNACITO: This one here?

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MS. NEMECEK: Yes, that's it.

MS. UHLE: Also, the London Plane  
trees are shown, I think, in the right-of-way,  
so they would have to get permission from the  
Highway Department. They may not go with that  
particular --

MR. IANNACITO: They like other trees  
or we could put those back on the property.

THE CHAIRPERSON: Is there any reason  
why this house has this -- for lack of a better  
work -- plain vanilla look to it? So many of  
the homes in that area, that street seem to  
have a little more character to them.

MR. IANNACITO: I have photographs of  
the two houses -- this one here is, I don't  
know.

THE CHAIRPERSON: I wouldn't say it's  
divine, but it's got some character to it.

MR. IANNACITO: It's a narrow lot, so  
we can't get any wider. We're basically max'd  
out on allowable floor area. With the sloping  
site from left to right, the garage has to go  
in that location. There is no other place to  
put the garage.

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THE CHAIRPERSON: It's not so much the  
massing of it, it's just the aesthetics of it.

The one to the right has a cute little tower.  
The other ones in the neighborhood, if you look  
at the other ones, they're just --

MR. IANNACITO: This is also a  
developer that's putting up this house, so he  
is trying to sell it. I don't think he wants  
to get involved with towers.

THE CHAIRPERSON: Not towers, but  
like --

MS. NEMECEK: It just seems to be  
missing a window underneath that porch to the  
right of the entry door.

MR. IANNACITO: Here?

MS. NEMECEK: Yes.

MR. IANNACITO: We could put a window  
there. This is the stairwell. If you look at  
the stairwell, it has a large window here and  
also a large window on the side.

MR. LUCA: I have a couple of ideas.  
The large window on the second level should be  
centered on the front door. That's a two story  
entryway; right?

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MR. IANNACITO: Right. This whole  
thing is a two story entryway.

MR. LUCA: Right. Besides doing that,  
that window should be a little bit narrower,  
let's say four lights wide, not five, centered  
on the door, a window, and then also add  
windows in the stair tower. Maybe an oval,  
decorative oval on the lower level, something.  
In the gable over the garage, maybe you change  
the clapboard to like a shake or something to  
give it more detail and potentially add  
shutters and --

MR. IANNACITO: Shutters on this  
particular house when we have double windows,  
the shutters look so fake. I would rather do  
more windows.

MR. LUCA: Add glazing to the garage  
door.

MR. IANNACITO: What's that?

MR. LUCA: Add glazing to the garage  
door.

MR. IANNACITO: That we can do.

MR. LUCA: More of a barn style like  
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 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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1 it didn't have appropriate frontage. It was  
2 owned by the same family, so it appeared to be  
3 part of the same lot, but it has always been a  
4 separate lot. It received a variance for the  
5 lot frontage.

6 THE CHAIRPERSON: Which was very --

7 MS. UHLE: Minimal.

8 MR. IANNACITO: Required is 60 feet  
9 and we have 58.72.

10 MS. UHLE: Which is consistent with  
11 that neighborhood.

12 THE CHAIRPERSON: Let's make a motion  
13 to open it up for the public. I would like to  
14 make a motion to open up Application 20-04, 65  
15 Maple Street, for a public hearing.

16 MR. MCINTYRE: Second.

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

19 THE CHAIRPERSON: Is there anyone from  
20 the audience, please come up and state your  
21 name and address.

22 MS. MC COURT: Mary McCourt, and I  
23 live at 63 Maple Street.

24 THE CHAIRPERSON: Just go by the mic.

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1 MS. MCCOURT: My question has to do  
2 with -- you're talking about the runoff -- and  
3 I just don't know, is there going to be a  
4 retaining wall that's right next to my  
5 property?

6 THE CHAIRPERSON: Where are you  
7 positioned? If you're looking at the home, are  
8 you on the left or the right?

9 MR. MCINTYRE: She's on the left-hand  
10 side.

11 MS. MCCOURT: This house. So my front  
12 door is right here. It's not a front door,  
13 it's a side door. My house is very old and  
14 it's all additions. This is the path that you  
15 go in, and I don't exactly know the amount of  
16 distance on the sidewalk, but I would say  
17 that's what I'm wondering about. I'm wondering  
18 what's going to happen to me.

19 MS. UHLE: You're concerned about the  
20 storm water runoff, is that what you're saying?

21 THE CHAIRPERSON: Like when it rains.

22 MS. MCCOURT: Yes. I thought that  
23 maybe they were building a retaining wall to  
24 even out their property, but I don't know.

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1 MR. IANNACITO: On that side of the  
2 property, the only place we're going to have a  
3 retaining wall is towards the back.

4 MS. MCCOURT: There is a retaining  
5 wall there already.

6 MR. IANNACITO: There is on your  
7 property.

8 MS. MCCOURT: Yes.

9 MR. IANNACITO: Towards the back of  
10 the house we're going to put another retaining  
11 wall on our side of the property just to level  
12 this area a little bit, and then there will be  
13 steps down to the side yard. The side here is  
14 pretty much going to stay --

15 MS. MCCOURT: I don't know if I'm  
16 oriented right.

17 MR. IANNACITO: This is your house  
18 here. This side here is pretty much going to  
19 stay exactly the same. We are doing a  
20 retaining wall here. The driveway is going to  
21 be set at the lowest part. The driveway is  
22 also going to have a drain. All the gutters on  
23 the house will drain into dry wells. The patio  
24 will have a drain, everything. So there will

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1 be a zero runoff for this property.

2 THE CHAIRPERSON: To that point, I  
3 think that with the way the law is now, when  
4 they do build on a property, it always improves  
5 that whole situation because they have to allow  
6 for so much French drains, this that, and there  
7 are outside companies keeping an eye on that,  
8 that whole system, that whole plan. Typically,  
9 a new home in an old neighborhood, it's a  
10 benefit because it actually takes care of  
11 what's on their property that it's going  
12 somewhere and not running off throughout the  
13 neighborhood. I mean, obviously water is  
14 water, it's going to find its place, but  
15 building the management system that's going to  
16 go in for that home will actually curtail a lot  
17 of the water from going to your place the way  
18 now it normally does. Now it's just running  
19 down the hill. Am I correct?

20 MR. IANNACITO: It's running down the  
21 hill across the lawn.

22 MS. MCCOURT: It hasn't been terrible,  
23 but I have had floods from below.

24 MR. IANNACITO: So even some of the

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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. UHLE: 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.

(All aye.)

THE CHAIRPERSON: Now, Margaret, if you would recap.

MS. UHLE: I think the main point was to add architectural details to make the facade a little more interesting, to give it a little more character or charm. Some of the

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recommendations were on the second floor above the front door, to have a narrow window centered over the front door, and then possibly smaller, potentially oval windows to the right of those on the upper and lower story.

MR. IANNACITO: On both?

MR. LUCA: At least the lower.

THE CHAIRPERSON: These were just suggestions. It's not something that you have to do. What would we like to see is that you take it to the Planning Board with some --

MS. UHLE: There are some more coming too. These are the suggestions, but again, remember the overall concept. Add a different material in the gable above the garage, possibly a window in the gable, add glazing to the garage door.

MR. IANNACITO: Okay.

MS. UHLE: So you're being referred to the Planning Board with a recommendation to make those modifications.

MR. IANNACITO: Thank you.

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

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MS. UHLE: Now you do have to close the public hearing.

THE CHAIRPERSON: I thought I just did.

MS. UHLE: Oh, you did. Sorry.

THE CHAIRPERSON: I would like to make a motion to send Application 20-04 along to the Planning Board with the aforementioned modifications, that they be considered or made for them.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you very much.

MR. IANNACITO: Thank you.

MS. UHLE: 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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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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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 with 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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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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THE CHAIRPERSON: I just thought maybe it would fit with the building with the existing if you just had the railing part of it in black.

MR. LEWIS: I think if the ramp system were black, that might be nice. I don't think it is available in black.

THE CHAIRPERSON: Even if it was just the --

MR. MCINTYRE: The balustrades.

THE CHAIRPERSON: -- The rails. Not necessarily the floor part.

MR. LEWIS: One of the things is, we're basically ordering from this company and we're subject to what they provide. We haven't seen anything in black anywhere on their website.

MR. MCINTYRE: So is this considered a temporary sort of resolution or is it --

MR. LEWIS: It's permanent.

MR. MCINTYRE: -- A permanent application?

MR. LEWIS: It's a permanent application, and we have to tow the line in

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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 chair lift is considered adequate means of access for

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1 someone who's disabled, but the practicality of  
2 it, it's not.

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

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

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

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

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1 anodized finish from the manufacturer. Any  
2 sort of powder coating in the field or painting  
3 in the field would be a mistake. It would not  
4 hold up. I would be willing to do that. I  
5 don't think we're going to be able to get it,  
6 but I would be glad to check.

7 MR. MCINTYRE: I'll make a motion to  
8 open Application 20-05, located at 59 Grand  
9 Street, to the public hearing; do I have a  
10 second?

11 MS. NEMECEK: Second.

12 MR. MCINTYRE: All in favor.

13 (All aye.)

14 THE CHAIRPERSON: Anybody here on  
15 behalf of this application, please step up to  
16 the podium, introduce yourself, and say your  
17 piece.

18 PASTOR TIEMEYER: Hi. I'm Pastor Ann  
19 Tiemeyer, current Pastor at Grace Lutheran  
20 Church. So you can guess that I'm in favor and  
21 supporting this application.

22 I began as their Pastor in July.  
23 Their previous Pastor had been there eight  
24 years, and they had been looking and planning

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

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

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

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

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

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

23 MR. MCINTYRE: Yes.

24 THE CHAIRPERSON: That would be fine.

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1 Thank you.

2 MS. UHLE: Thank you.

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

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

9 MR. MCINTYRE: Anybody else care to  
10 speak?

11 (No comments.)

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

15 MS. NEMECEK: Second.

16 MR. MCINTYRE: All in favor.

17 (All aye.)

18 MR. MCINTYRE: Just one other point  
19 that I've thought about, and it's kind of a  
20 follow-up to the conversation regarding trying  
21 to defuse this sort of serpentine component  
22 that you're adding. Is there any thought to  
23 possibly putting in some sort of buffering,  
24 like some landscaping, some plantings, some

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

7 MR. LEWIS: That sounds like a great  
8 idea. I think it's just a matter of cost, and  
9 I would differ to the church if you feel like  
10 you would be willing to commit to that or not.  
11 I think over time certainly that could occur.  
12 In terms of commitment as part of the initial  
13 construction, it's just a cost struggle, that's  
14 all. Again, I think it's a great idea. If it  
15 could be a little soft edge in terms of  
16 requirement, I think that would be great.

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

22 MR. LEWIS: Absolutely. I agree.

23 THE CHAIRPERSON: Perhaps, it could be  
24 a project of the church, you know, where people

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

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

5 THE CHAIRPERSON: Getting excited  
6 about this?

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

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

21 THE CHAIRPERSON: I appreciate the  
22 goal.

23 MR. MCINTYRE: With that being said, I  
24 would like to -- any other comments before I

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1 make a motion?

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

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

20 THE CHAIRPERSON: Second.

21 MR. MCINTYRE: All in favor.

22 (All aye.)

23 MR. MCINTYRE: Your application is  
24 approved to move on. Good luck and we look

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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 Agovenio, 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 submit to the town back in June of 2019. During a public hearing in October, the Planning Board opened and closed the public hearing, included SEQRA, 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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Jainchill will go through and one of the aspects with respect to the variances was the landscape perimeter variance that we needed. So to the extent that we could provide landscaping along the perimeter of the project, we have done that. Ms. Jainchill has included a very robust planting program on the street frontage, which we think adds to the visual interest of the project and the property.

With that, I'm going to ask that Antonio Freda, who is our project architect, come up and provide some background of the proposed design and materials. Margaret, I do have copies of the mailings, can I give that to Carol?

MS. UHLE: Give that to Carol, yes.

MR. SMITH: Thank you.

MR. FREDa: Hello, everyone. I'm Antonio Freda, architect for Angelo Agovino, owner. You already know we're proposing a 15 family, 4 story building on Main Street between Tuckahoe Avenue and -- I forgot the name of this one, this street here on the bottom, but it's at the site next to the Fire Department

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and to the Volunteer Ambulance Corp. So that's the site.

So the building is parallel to the side yards, so longitudinal in this direction on the property, so it's wider on the side than it is on the front. We chose to do it this way so instead of providing only 10 foot yards, we provided 22 foot yards, and went with all residential instead of commercial and residential, which is as of right here. We have a front yard of 22 feet and a driveway that goes all the way around the property. We have open parking spaces in the back and on the side, two on the side. All the other remaining parking spaces are within the building on the first floor.

In order to provide the required parking, we had to utilize as much of the first floor as possible, so we kept everything as open as we can. As you can see, all these parking spaces are here. We provided the handicapped spaces on this side so we could access the building right in the center of the building. Then these parking spaces in the

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

MR. FREDA: 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. AGOVINO: 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. FREDA: 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 A: We don't know until we bring the earth down. Right now it's just rubble stone.

THE CHAIRPERSON: Okay.

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

THE CHAIRPERSON: Below grade.

MR. FRED A: Yes.

MR. LUCA: You're excavating that

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portion of the property lower?

MR. FRED A: I'm sorry.

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

MR. FRED A: 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 A: 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 A: It's substantially lower. We're not going lower than that.

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

MR. FRED A: 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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unexcavated. We'll provide a gym on this particular side of the building, and then the utility rooms, trash room here, and then storage rooms here for the tenants.

MR. LUCA: What type of foundation are you doing?

MR. FRED A: Poured concrete.

MR. LUCA: Typical spread footing?

MR. FRED A: Yes.

MR. LUCA: No piles, no --

MR. FRED A: It's rock. There's a rock outcrop in the front. Once we get down to the bottom, we intend to go into some kind of bedrock, especially in the back.

MR. LUCA: Do you have to remove rock as well?

MR. FRED A: I'm sorry.

MR. LUCA: Are you going to remove rock?

MR. AGOVINO: Some places we do, but if we do, it's minimal, but we might have to. We just did test holes, so we hit some rock in some spots, some spots we didn't.

MR. LUCA: My main concern about this

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building, other than aesthetics, is the emergency services next to it, that nothing gets disrupted.

MS. UHLE: Again, you guys are here to look at the aesthetics of the building. The only reason emphasizing this is if you look at the meeting notes, we met with the Fire Department, we met with the Police Department, we have civil engineers reviewing this, we have traffic engineers. Your only role here is to look at the aesthetics of the building. The only reason I'm saying that is because, again, it's been before the Planning Board for three meetings, we met with representatives from the Fire Department, Police Department, Highway Department, Building Department, the town's traffic and civil engineers, consultants of theirs, so a lot of work has already gone into that. Anything with regard to structural engineering, civil engineering, traffic engineering, drainage, that's being addressed by other people. What is not being addressed is the aesthetics of the architecture. That's what you guys need to address.

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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. NEMECEK: 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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MR. FREDA: That's the side of the building, the rear.

THE CHAIRPERSON: Again, it doesn't show where that wall is or where anything else would be.

MR. FREDA: The rock you mean? Are you saying the rock?

THE CHAIRPERSON: Yes, on Main Street.

MR. FREDA: I can't really show it here because then it confuses everything. The photographs will show it. You're right, so this elevation doesn't show the rock. Maybe it's not a perfect representation of what the plan is.

THE CHAIRPERSON: It seems like it's on a flat piece.

MR. FREDA: Yes, it seems like it's flat. The renderer didn't pick that up, but everything else is the way it is. If you can picture this, plus the rock will be here, they'll be landscaping in the front.

MS. NEMECEK: The rock outcrop is on the landscape plan. It is on the landscape plan.

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MR. LUCA: Is the roof accessible to tenants?

MR. FREDA: Yes.

MR. AGOVINO: We're going to close it off to the tenants, but it will be an emergency exit.

MR. FREDA: There will be stairs going up.

MR. LUCA: Can you have parties up there, like that?

MR. AGOVINO: Not right now. Maybe in the future.

MR. LUCA: There's a parapet right now, a certain height parapet; 42 inches, 48?

MR. AGOVINO: We were looking at it with our engineer and we might have had to put some grass up there to soak up the water, but we didn't actually have to do it, so that's why we didn't propose anything up there. Maybe in the future, I'll give the tenants some space, set up lawn chairs. As of right now, it's an emergency exit.

THE CHAIRPERSON: Do we want to take a look at the landscape plan at this moment?

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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 for it 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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looked at the survey, as is there's a really minimal sidewalk here between the existing tree pit and the rock outcropping, and that's just how it is, and that's why there is this sort of extended area of planting here. So we made the best of it putting mostly low grasses, ornamental grasses, Juniper ground cover, horizontal ground cover along the sidewalk area that will probably get somewhat trampled, but that's really strong and tough plants.

The next thing that I wanted to do is address the vertical element of this site and also give back a little bit of the trees that we had the variance for. So we have three Hawthorns, Winter King Hawthorns in the front, and then three narrow Cherries, they're Sargent Cherries, but they're really narrow and upright and they'll bring out blossoms in the springtime and the Hawthorns will have the berries in the winter. So you have really a lot going on in this very small area.

The other thing I wanted to point out is the structure of the evergreens that we put in to buffer the retaining wall up here, to

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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. NEMECEK: 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-scape.

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 do not enter signs on this

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side and a one way on the entrance side.

MS. NEMECEK: Can you discuss lighting a little bit more because I only see two lights here in the front; what other lights are you going to have around the building?

MR. AGOVINO: We're going to have lights on the building.

MS. NEMECEK: How are the parking spaces going to be lit?

MR. AGOVINO: We're going to put lighting fixtures on the building.

MR. FREDA: In that area where the landscaping is.

MS. NEMECEK: You're going to have ground uplights or you're going to have other lights?

MR. FREDA: They're going to be on poles, so it will light up the parking area, but not so much that it's going to be super bright. So we're going to have the light that's underneath the building, inside the building, then plus you have the lights that are on the side of the building all the way around, and it shows on the elevation.

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MS. NEMECEK: In the front you have the two with the --

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

MS. NEMECEK: I see it.

MR. FREDA: All along.

MS. NEMECEK: I see that now.

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

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

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

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

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

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going to screen all of this.

THE CHAIRPERSON: Can you go back to the front.

MR. FREDA: The rendering?

THE CHAIRPERSON: The rendering, yes. The part that sets back there in the middle kind of --

MR. FREDA: Here. This is the public hallway. This is an apartment here, an apartment on this side, and a public corridor goes through the center.

MR. AGOVINO: Actually, we're doing two colors of siding.

THE CHAIRPERSON: Two what? I'm sorry.

MR. AGOVINO: Two colors of siding. This part is going to be like the whiter one. This one.

MS. NEMECEK: On the bottom?

MR. AGOVINO: Yes.

MS. NEMECEK: Oh, that one?

MR. AGOVINO: Yes.

MS. NEMECEK: That's really white.

THE CHAIRPERSON: So there's two

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shades of HardiePlank, the brick and -- this brick, is this just a variation within the brick or there's two different brick here?

MR. AGOVINO: One is a little darker. I picked the most extremes out of the lot.

THE CHAIRPERSON: It is a variation within the --

MR. AGOVINO: There's all different colors in there. I wanted to show you the darkest one and then the lightest one. I wanted to show you what the darkest one would look like. It's a little dirty, I'm sorry, that's the one I found.

THE CHAIRPERSON: Then the color of the windows.

MR. AGOVINO: Black.

MR. FREDA: Bronze or black.

THE CHAIRPERSON: There's a difference. The black is the newer look. It's not that it's never been done before, but, in general, I think the black makes the building look newer rather than the bronze color.

MR. AGOVINO: We're going to use Andersen 400 Series windows. They made a black

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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 A: 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 A: 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 A: The rendering or the --

THE CHAIRPERSON: Elevation. On there where I see it looks like squares on the elevator shaft I guess --

MR. FRED A: Here?

THE CHAIRPERSON: No, to the right.

MR. FRED A: Oh, these?

THE CHAIRPERSON: Yes.

MR. FRED A: 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. FRED A: Say that again.

MR. LUCA: There's a reveal between each panel so you have read each panel?

MR. FRED A: Yes.

MR. LUCA: They're not butted?

MR. FRED A: Well, they're butted up to a certain level to allow some air to go in and out. It will be like a rain screen. It will have a system behind it to hold it, and then if water does get back, it will come right out, it will drain right out.

THE CHAIRPERSON: On the rendering, how does that look? Does that almost look like just all white?

MR. LUCA: I think it's set back so you don't notice.

MR. FRED A: This is a little different anyway. This is a variation of that.

THE CHAIRPERSON: But that's the second color of the HardiePlank, right, the lighter color?

MR. FRED A: No. This is more like the darker color.

THE CHAIRPERSON: Which is it? I

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don't know what I'm looking at.

MR. FRED A: The panels that you see here?

THE CHAIRPERSON: That's HardiePlank.

MR. AGOVINO: It's going to be the lighter color.

THE CHAIRPERSON: The lighter color is just HardiePlank, not a system?

MR. MCINTYRE: That's what you're asking. That doesn't show the reveals on it. It doesn't show the grid pattern.

THE CHAIRPERSON: It doesn't show anything.

MS. NEMECEK: So what are you going to have, are you going to have the squares or are you going to have the planks?

MR. MCINTYRE: The planks are over here.

MS. NEMECEK: On the rendering, it's not.

THE CHAIRPERSON: That's what my question is.

MR. AGOVINO: We're going to do Hardie. I guess he was explaining these

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1 pieces.

2 MR. LUCA: That tower is not reading  
3 the same as the elevation. It's a 2 by 2 grid,  
4 for example. The rendering has to be updated  
5 to match that.

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

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

12 MR. AGOVINO: Whichever one you would  
13 like.

14 MR. FRED A: We just wanted to  
15 emphasize the tower look here and that was what  
16 it was.

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

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

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

24 MR. AGOVINO: This is the way I would

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1 like it to look, the 3D rendering.

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

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

8 THE CHAIRPERSON: Yes.

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

11 MR. FRED A: That's easily done just to  
12 finish.

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

24 THE CHAIRPERSON: What does that area

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1 look like on the rendering?

2 MR. FRED A: You're talking about this  
3 panel here?

4 THE CHAIRPERSON: Yes.

5 MR. FRED A: So that would have been a  
6 flat panel that would have differentiated this  
7 better than this because this actually stays  
8 low and this goes up higher as it turns around.  
9 This would be the same as in the rendering over  
10 here.

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

13 MS. NEMECEK: Is that glazing?

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

18 MR. FRED A: Yes.

19 MR. MCINTYRE: Underneath that you  
20 have number 2.

21 MR. FRED A: Number 2 right here.

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

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1 MR. FRED A: These are panels, so  
2 they're cut smaller or larger. They're by --

3 MR. LUCA: You have to aesthetically  
4 decide what you want to do.

5 MR. AGOVINO: I want to go with the  
6 Hardie.

7 MS. UHLE: So with regard to the  
8 tower, they've already indicated and you  
9 indicated you prefer the HardiePlank. So now  
10 the question is with the center what exactly  
11 that is. Are those also like large HardiePlank  
12 panels?

13 MR. LUCA: They make panels. They  
14 make 4 by 8 sheets you cut into whatever  
15 dimension you want. That's what your intention  
16 is; right?

17 MR. FRED A: Yes.

18 MR. LUCA: Just to fill in --

19 MR. FRED A: Just a flat panel.

20 MR. LUCA: Where the structure is,  
21 where the framing is?

22 MR. FRED A: Yes.

23 MR. MCINTYRE: The trim, the lineal  
24 trim, number 3, that's all HardiePlank also?

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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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the TJI. If it's a very small one, we'll use a 2 by 3 -- 2 by 4 rather.

MR. LUCA: You need the Pro 560 Series.

MR. FRED: Yes. We got plenty of room in between the floors.

MR. LUCA: I just think that's a detail you guys really have to figure out. It's fine doing the 5/8th brick, but obviously you don't want it to pop off.

MR. FRED: Right. I understand that, but this has been done over and over again many places. It's a system that works as long as you drain it properly.

MR. MCINTYRE: Do you want to open it up to the public hearing or any more comments on the architecture, Silvio? Anymore comments on the elevations or the choice of materials?

THE CHAIRPERSON: No, let's open it up. I would like to make a motion to open Application 19-02 for a public hearing, if there's anyone here that has any questions or comments regarding this application.

(No comments.)

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THE CHAIRPERSON: I guess not. I would like to make a motion to close the public hearing for Application 19-02.

MR. MCINTYRE: I'll second that.

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

MR. MCINTYRE: Where is all the air conditioning, where's all the mechanicals?

MR. AGOVINO: On the roof. I'm sorry, they're going to be in each apartment and also on the roof. I apologize.

MR. LUCA: The common space on the roof?

MR. FRED: Are you referring to air conditioning and heating? These are the units.

MR. LUCA: They're electric?

MR. FRED: They're self-contained air conditioning and heating units. Basically this is just a grill that shows up. It will be a standing unit.

MR. LUCA: Heat pump?

MR. FRED: It's like a heat pump, yes.

MR. LUCA: Like a hotel.

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

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

MR. FRED: 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 refrigerant system?

MR. FRED: 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. FRED: 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. FRED: 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. FRED: 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. FRED: This?

MR. LUCA: No. The squares everywhere.

MR. FRED: This?

MR. LUCA: Not that. Not that.

MS. UHLE: The panels.

MR. LUCA: The panels.

MR. FRED: These?

MS. UHLE: Yes.

MR. FRED: These are AZEK lap joint.

MR. LUCA: Oh, lap joint.

MR. FRED: 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. FRED: A little channel.

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

MR. FRED: Same thing as up here.

MR. MCINTYRE: The main entry door, it's almost looks like it's a Herculite 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 Herculite 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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1 you know, state of the art building, like is  
2 there an intercom system?  
3 MR. AGOVINO: Yes.  
4 MR. FRED: When you walk in.  
5 MR. MCINTYRE: So these doors are  
6 going to be open?  
7 MR. AGOVINO: Yes. There's a second  
8 set of doors.  
9 THE CHAIRPERSON: There's a vestibule?  
10 MR. FRED: Yes, there's a vestibule.  
11 You have two sets of doors.  
12 MR. AGOVINO: The buzzer will probably  
13 be on this side. There's going to be mailboxes  
14 there as well.  
15 THE CHAIRPERSON: Packages.  
16 MR. AGOVINO: They have this new  
17 system that talks with UPS, and I'm looking  
18 into that system so they could buzz in and  
19 leave it so no one could steal the package.  
20 That's still in the works. The system I'm  
21 going to put in, it's kind of like a computer  
22 where you could add on to it. It's a fully  
23 automated system that controls everything.  
24 MS. NEMECEK: So packages will just be  
25

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1 left in that vestibule?  
2 MR. AGOVINO: Like any other building,  
3 that's what would happen.  
4 MS. NEMECEK: Well, some buildings  
5 have a room just for packages and the residents  
6 could just access the one room and the UPS  
7 guys.  
8 MR. AGOVINO: Unfortunately, with this  
9 building we're tight.  
10 MS. NEMECEK: You're tight.  
11 MR. AGOVINO: If that system is  
12 available, it will be put in. If not, in the  
13 future when it becomes available, for sure I  
14 will have that because everybody lives on  
15 Amazon now.  
16 MR. LUCA: You might want to consider  
17 that upper room -- what is that upper room, a  
18 meeting room? You might want to consider maybe  
19 like an alcove in the vestibule because if 15  
20 people get one package every day, which it will  
21 be, you won't be able to walk through the  
22 doors.  
23 MR. FRED: Well, they'll be going in  
24 with the packages.  
25

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1 MR. LUCA: I don't know if UPS or the  
2 mail man is allowed to come in. That door is  
3 locked, the second door, isn't it?  
4 MR. FRED: It will be locked, but if  
5 you press the button for the apartment, there  
6 are ways of getting someone on their cellphone  
7 and letting them in.  
8 MR. AGOVINO: The App that rings the  
9 doorbell and you'll be able to talk with the  
10 person, video, you could buzz them in.  
11 MR. FRED: If the intercom system has  
12 its own phone line, it could connect with  
13 anyone anywhere.  
14 MR. AGOVINO: It's similar to Ring.  
15 MR. FRED: I'm sure with 15 families,  
16 it's not going to be that crazy. They could  
17 leave the package in the lobby. Better than  
18 leaving it outside.  
19 MR. MCINTYRE: If the front door is  
20 open, though -- if the front door is open,  
21 then --  
22 MR. FRED: But this is closed. It's  
23 locked.  
24 THE CHAIRPERSON: Often there is a way  
25

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1 to give the UPS guy access. There's a way for  
2 them to have the codes just to get into the  
3 vestibule just to get the package in.  
4 MR. AGOVINO: We're definitely going  
5 to look into it. I really want it, but I don't  
6 know if the system is out yet. You don't  
7 always get the same guy, it's multiple guys who  
8 deliver the packages. If this was a house,  
9 they would just leave it outside in the rain.  
10 MR. MCINTYRE: Well, it's 15 houses,  
11 so -- I think --  
12 MR. AGOVINO: If there's not enough  
13 room, they could leave it outside.  
14 MR. FRED: There's the other option  
15 of giving them a code here, which is open as  
16 well. That goes into the lobby area. They  
17 could leave it in this space over here.  
18 THE CHAIRPERSON: Can we go back to  
19 the rendering, please. So with regard to the  
20 aesthetics and the look of the building,  
21 Margaret --  
22 MS. UHLE: Do you want me to go over  
23 the comments so far?  
24 THE CHAIRPERSON: Yes.  
25

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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

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

MR. FREDA: 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. FREDA: 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. FREDA: You mean a standpipe?

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

MR. FREDA: 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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services that's not shown.

MR. FREDA: I don't think there is anything going on the roof that's similar to that. You're talking about --

MR. MCINTYRE: With the utmost respect, it's not about thinking. We need to make sure that it's thought and it's either on or it's not on. If it's not on today, then it's not going to be there.

MR. FREDA: If we needed to put the tank on the roof, it's because the pressure is not there and we have to pump the water up to that point and then reserve water on the roof in order to sprinkler the building, but I don't think in a four story building it's necessary.

MR. MCINTYRE: Again, I'm not fully abreast of the code here in Westchester County, but I know in the city you need two sources of water.

MS. UHLE: I think the point is that anything proposed on the roof, whether it's water related, mechanical related needs to be shown on the roof. Again, whether there's a need for the water tank, that the Fire

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1 Department has reviewed. I don't believe  
2 they've indicated that there's a need for that.  
3 Any roof mounted equipment, the Planning Board  
4 would want to see the location and the height.

5 Other than talking about a designated  
6 area for the packages and maybe reconsidering  
7 that a little bit, those were all the comments  
8 that I have.

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

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1 listened to you, I'm a little bit more open to,  
2 you know, the brick and the HardiePlank and,  
3 you know, the glass and the railings and the  
4 doors and the lights as the sort of cohesive  
5 presentation, but if this does move forward to  
6 the Planning Board, this needs to be much  
7 tighter in terms of the overall aesthetic and  
8 how everything kind of comes together. As  
9 Margaret said, this is our purview as part of  
10 this board, it's the architectural review.

11 You've seen some of the other  
12 presentations this evening, even for a single  
13 family home, you know, there's a colored  
14 rendering done, and again, that's very explicit  
15 and very helpful for us as a members of this  
16 board to be able to look at something and get a  
17 pretty strong sense of what the finished  
18 product is going to look like.

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

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1 opportunity to study that a little more closely  
2 to fully understand the overall aesthetic and  
3 component and how they all kind of piece  
4 together.

5 Regarding the installation and  
6 application of the 5/8th inch brick veneer, I  
7 don't love it, but again, you've talked a good  
8 game, and it's all about the installation, and  
9 it's not going to look like, you know, what we  
10 don't want it to look like because of poor  
11 installation. You're the owner, so obviously  
12 you have skin in the game and a vested interest  
13 in ensuring that the property looks as good  
14 today or in six months or a year's time as it's  
15 going to look in five year's time. So that's  
16 just my sort of honest opinion as to what we're  
17 looking at here this evening. Again, I'm  
18 trying to be as positive as I can in terms of  
19 the overall aesthetic, because really that's  
20 the biggest contribution that this board has on  
21 this application and it's moving forward, is  
22 really just the aesthetic and how it's going to  
23 look and how it fits into the neighborhood and,  
24 you know, the style and selection of finishes

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1 that you and your team have kind of put  
2 together on this.

3 I don't know whether anybody else  
4 wants to, you know, comment further on that.

5 THE CHAIRPERSON: It certainly would  
6 have been helpful. I think you really do need  
7 to clean up the elevations when you got  
8 everything decided as to what -- which I hope  
9 at this point we kind of helped you get there  
10 as to what it is. Make sure that it's correct  
11 on the renderings. The one that shows you the  
12 front elevation looks one way, and then if you  
13 look below that, the one that shows it on that  
14 same A300 that shows you the street-scape, for  
15 some reason, I don't know, the cross hatching  
16 on the thing looks like a totally different set  
17 of plans, for lack of a better word.

18 MR. MCINTYRE: Yes, the grid.

19 MS. NEMECEK: The grid is off.

20 MR. MCINTYRE: It's an imposing facade  
21 and that's just the front. You know, obviously  
22 it's twice as deep as you enter the property.  
23 It's almost close to 50 feet, that tower, so  
24 it's 4 to 5 stories, you know, in laymen's

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terms, you know, if you're on the sidewalk. It's an imposing elevation, so we want to give it the attention it deserves to make sure that what you're proposing, that, you know, we all sort of feel the same as you.

THE CHAIRPERSON: Any other comments?

MR. MCINTYRE: Do we feel that based on what's been presented that we're confident enough that we're happy with how it looks and we can pass it on for the Planning Board to take it from here?

THE CHAIRPERSON: Are you guys okay with it in that sense?

MR. LUCA: I am.

MR. MCINTYRE: Okay. So again, we're looking to try and maintain your momentum, but I would just ask that, you know, the overall presentation and the aesthetic and the material selection is tighter and more attention is paid to that as part of the package that you need to put together for the Planning Board.

With that, then I would like to make a motion on Application number 19-02, 249 Main Street, that we pass this application on to the

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Planning Board with the caveat that the items that Ms. Uhle delineated, that you take those, you know, to note and ensure that all of those items are addressed as part of your presentation to the Planning Board.

THE CHAIRPERSON: And that the presentation, all the components of it, that they all match up.

MR. AGOVINO: I'm sorry, that was my fault.

MR. MCINTYRE: Do I have a second?

MS. NEMECEK: Second.

MR. MCINTYRE: All in favor.

(All aye.)

THE CHAIRPERSON: I would like to make a motion to close the Architectural Review Board meeting of March 5th, 2020.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Good night.

MS. UHLE: Thank you, everyone.

(Meeting adjourned.)

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CERTIFICATION

1

2

3

4 STATE OF NEW YORK )  
 ) Ss.

5 COUNTY OF WESTCHESTER)

6

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

11 That the above transcript was taken from  
12 a videotape of the actual hearing. I was not  
13 present for such hearing. The videotape was  
14 taken and transcribed by me to the best of my  
15 ability.

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

20 IN WITNESS WHEREOF, I have hereunto set  
21 my hand this 2nd day of April, 2020.

22

23

24

25

*Dina M. Morgan*

DINA M. MORGAN  
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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