

<div data-bbox="113 157 170 399" data-label="Text"> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">MAY 4 2 21 AM '21</p> </div> <div data-bbox="162 105 779 1008" data-label="Text"> <p style="text-align: center;">TRANSCRIPT OF TOWN OF EASTCHESTER ARCHITECTURAL REVIEW BOARD MEETING APRIL 1, 2021</p> <p style="text-align: center;">ZOOM MEETING</p> <p>BOARD MEMBERS IN ATTENDANCE:</p> <p>LAURA RAFFIANI, CHAIRPERSON CARLOS GARCIA-BOU, MEMBER JENNIFER NEMECEK, MEMBER SILVIO LUCA, MEMBER</p> <p>EASTCHESTER EMPLOYEES IN ATTENDANCE:</p> <p>MARGARET UHLE, DIRECTOR OF PLANNING</p> <p style="text-align: center;">TOWN OF EASTCHESTER Building and Planning Department</p> <p style="text-align: center;">MAY 04 2021</p> <p style="text-align: center;">Dina M. Morgan, Reporter 25 Colonial Road Bronxville, New York 10708 (914) 469-6353</p> <p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p> </div>	<div data-bbox="828 105 1559 1008" data-label="Text"> <p>EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21</p> <p>THE CHAIRPERSON: Okay. Welcome back.</p> <p>MR. VOGEL: Hello, everyone.</p> <p>THE CHAIRPERSON: Hello.</p> <p>MS. UHLE: Ed, it's just you and John right now that I see logged on. Are you waiting for anyone else on your team?</p> <p>MR. VOGEL: Probably not.</p> <p>MS. UHLE: If someone else pops up, I'll promote them, but right now it's just the two of you.</p> <p>MR. VOGEL: Thank you, Margaret. Good evening, everyone. Glad to be back. What we'll do is, I'll give a quick overview of the project again just to refresh everyone's memory, and then I'll move into the supplemental information that we've provided.</p> <p>THE CHAIRPERSON: Also, please give your name. Sorry.</p> <p>MR. VOGEL: I'm sorry. Ed Vogel with Warshauer Mellusi Warshauer, Architects.</p> <p>MS. UHLE: Ed, when you say a quick overview, I think you only need to give an overview of the exterior of the building.</p> <p>MR. VOGEL: Sure.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p> </div>
<div data-bbox="81 1050 779 1995" data-label="Text"> <p>EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21</p> <p>THE CHAIRPERSON: Hello and welcome to the Town of Eastchester Architectural Review Board meeting for April 1st, 2021. If you would, Margaret, the roll call. Sorry.</p> <p>MS. UHLE: Sure. Carlos Garcia-Bou.</p> <p>MR. GARCIA-BOU: Here.</p> <p>MS. UHLE: Silvio Luca.</p> <p>MR. LUCA: Here.</p> <p>MS. UHLE: Jennifer Nemecek.</p> <p>MS. NEMECEK: Here.</p> <p>MS. UHLE: Laura Raffiani.</p> <p>THE CHAIRPERSON: Here.</p> <p>MS. UHLE: Enda McIntyre is not able to make it this evening.</p> <p>THE CHAIRPERSON: Okay. We have not any minutes that are available to approve because of the attendance, who was here and who was not.</p> <p>We'll just move on to the first item on the agenda, which is old business, and that is Application 19-42, for the address 5 Ray Place.</p> <p>MS. UHLE: So they're getting on board here.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p> </div>	<div data-bbox="828 1050 1559 1995" data-label="Text"> <p>EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21</p> <p>MS. UHLE: Because at the last meeting, the board basically had their comments between Option A and Option B. I think there's not going to be a lot of questions about the interior, but it will be mostly the exterior materials and finishes.</p> <p>MR. VOGEL: So then I'll move right into those slides then. Allow me just to move through these. So you should right now be seeing the full screen of what we consider Option A. The facade here is in the middle to the right of the screen, and then these were the colors that we had presented to the Planning Board. The idea here is that we were calling this Option A where we had a body of brick, we had a base of a 4 inch veneer, and then we had a mansard top. This was the preferred facade arrangement where we had one brick throughout the body, and then we were trying to accent the horizontals through the cornice work, and then the change of materials.</p> <p>The second, Option B, less preferred because of the alternating materials between the vertical elements within the body and then</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p> </div>

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2 the body itself, but the coloring here was  
3 preferred over the original Option A.

4 So we prepared four sheets. The first  
5 sheet here is minor in nature, but I just  
6 wanted to point out that within the plan here,  
7 we've provided you with the building  
8 dimensional offsets then worked our way around  
9 the facade to help understand the offsets that  
10 occur around the building itself.

11 So the elevations here have been  
12 update as well, to reflect the color  
13 combinations that we're going to present in the  
14 material board. We also down in the lower  
15 right updated the materials as well. Notice  
16 that we have a slightly darker base, the body  
17 being brick throughout, and then we have a  
18 darker mansard across the top. We also  
19 identified our balconette railings across the  
20 entire top, with an element of railings coming  
21 down the center to highlight the entry to the  
22 center of the building. This description  
23 continues around the rear of the building, and  
24 then to the north elevation as well.

25 Then to the material board. So let me

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2 take some time here. The base material is  
3 slightly darker. This is the element down  
4 below, element C. These pieces are 8 inch in  
5 height and then 24 inches in length. I'll zoom  
6 in in a minute, but let me just give the  
7 overview first. You see some aggregate coming  
8 through. Aggregate has some dark, has some  
9 light, and also has some softer beige colors in  
10 it. The body of the building has the brick, as  
11 we discussed before. There is a whitish sand  
12 finish on the brick. It has a white finish  
13 over the brick, and the brick itself is clay  
14 and tan, so you start to see a little bit of  
15 that in the areas on the edges, but you'll see  
16 it a little bit. It warms up the white. The  
17 roof is a mansard. Mansard has these diamond  
18 shingles that gets laid in. There is a picture  
19 of it here. There is a finish to this too. It  
20 was mentioned like an orange peel. Then we  
21 have the white trim that works it way up and  
22 down the elements.

23 The railings have been simplified. We  
24 did take the liberty of adding a little bit of  
25 interest to the center of the railing. We also

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2 tried to keep them a little more open, and we  
3 reduced the height, as was requested. These  
4 railings are across the top and down the  
5 center. We elected to only keep the railing,  
6 the balconette railings at the top, and then to  
7 actuate the center of the entry of the building  
8 for a few reasons.

9 One is, we felt the facade became too  
10 cluttered with railings on every window.  
11 Secondly -- well, that's primarily what was  
12 there for the railing.

13 I do want to take a moment and then  
14 talk about the cornice. So the cornice that  
15 runs across the top of our body and across the  
16 top of our base, it projects approximately  
17 18 inches and stands about 18 inches in height.  
18 The curvature here is a Fypon molding. You can  
19 see here from the cut piece, there are some  
20 extra bands at the top and one at the bottom.  
21 I can zoom into this. So here is just a  
22 typical shingle piece. This is how they would  
23 interlock together. Here is a mansard with  
24 that patterning. This is the color. The color  
25 here is a charcoal gray. This is the brick,

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2 and this is what we had presented before on  
3 Option B. We brought this into this current  
4 panel. You could see the sanded texture that's  
5 here, and then the white finish that's baked  
6 into the brick. You can see the texture below,  
7 and this is the base of the building. These  
8 are 8 inches in height, and then they're  
9 24 inches in length. You could see in here  
10 that there are some dark aggregates starting to  
11 show, white aggregate, and then there is some  
12 warmer aggregate throughout the body of our  
13 base. There are two grout colors. We went a  
14 little bit darker than each one of the two  
15 elements, and then the joint of this would be  
16 concave. I know we talked about the rake  
17 joint, but in discussions we felt that the  
18 concave joint is the best for the project,  
19 giving a little bit of relief by going a little  
20 darker with the two grout colors. This is the  
21 ebony color for the window.

22 Below you can see the Fypon, and then  
23 how we built this up to create an 18 inch  
24 projection. The balconette railing, as you can  
25 see, is 36 inches in height. There is a double

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2 top rail and a double bottom, with the vertical  
3 spindles working their way across, and a  
4 diamond pattern in the center.

5 So within the facade, the base would  
6 have the larger, darker veneer, the body has  
7 the lighter standard brick veneer, and then we  
8 have our top working its way across, and that's  
9 a gray, charcoal.

10 The window organization is still the  
11 same. What we have is going to be two out  
12 swing casements at the top. The reason for  
13 this is multiple fold:

14 Number 1 is, we didn't put the  
15 balconettes everywhere.

16 Number 2 is, being out swing provided  
17 the opportunity to utilize the interior space  
18 to its maximum advantage, and then it also  
19 doesn't interfere with window treatments.

20 Lastly, it allows the screens to  
21 adhere to the inside of the window unit.

22 I believe that summarizes the entire  
23 presentation. I'll zoom out so you can see the  
24 full board again. I hand it back over to the  
25 board for questions or commentary.

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2 MS. UHLE: Right now everybody is  
3 muted, so just remember to un-mute yourselves.

4 THE CHAIRPERSON: Thank you. Ed, this  
5 view, this elevation is from the drive;  
6 correct?

7 MR. VOGEL: This is from Ray Place,  
8 correct. So this would be the west elevation,  
9 the front of the building.

10 THE CHAIRPERSON: Here you enter the  
11 garage on the lower level, and then above the  
12 south elevation you can enter the garage on the  
13 other level as well; is that the way it works?

14 MR. VOGEL: Correct. So as you look  
15 at this elevation on the right side, currently  
16 there are two parking levels today, those two  
17 parking levels are basically going to remain at  
18 the same location. This is the lower parking  
19 level where the curb cut approximately resides,  
20 and that's how you get to the lower level of  
21 the parking. As you continue to climb on Ray  
22 Place, there's the upper parking level, and you  
23 would enter off of a second curb cut or drive.  
24 There is some surface parking, and then the  
25 majority of it is tucked under and you would

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2 come in from that south elevation. If you  
3 would like to see that, we could move to the  
4 elevations and I could point that out.

5 THE CHAIRPERSON: Not at the moment.  
6 I want to stick here for a little bit. I have  
7 a question of how those areas are going to be  
8 secured. Will you have any gates pulling down  
9 and any system for security at all?

10 MR. VOGEL: There are no gates  
11 contemplated at the time for security. The  
12 building itself will be secure from the lobby  
13 standpoint, and then you would have to gain  
14 access by either key or by fob into the  
15 building.

16 THE CHAIRPERSON: But not into the  
17 garage?

18 MR. VOGEL: Correct.

19 THE CHAIRPERSON: So anybody could go  
20 into the garage, including the birds. I think  
21 you're going to have an issue because they have  
22 a tendency to go by the warm like electrical  
23 stuff and, you know, make nests. That's one  
24 thing.

25 The other thing, I think you will have

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2 theft issues because of that being so like -- I  
3 know you may have cameras and stuff, but that's  
4 what happens. I speak from experience. People  
5 just go in these kinds of open but secluded  
6 kind of areas, they'll go in and they just  
7 start checking every car and seeing who left it  
8 open, that kind of thing. I highly recommend  
9 something, and for the bird problem. You need  
10 a gate and you need like something that the  
11 birds can't fly through. Something with a mesh  
12 or something that's small enough that they  
13 can't fly through. They damage the cars too.  
14 They make nests, they're on top of cars. It's  
15 like parking your car under a tree with a bird  
16 in it. It's a mess, and that stuff is really  
17 caustic. I really, really highly recommend  
18 that for many reasons, that being necessary.

19 You do, however -- this is like kind  
20 of contradicting myself -- you do want to make  
21 it look somewhat welcoming in a way. I know  
22 that gates like that may not be so welcoming.  
23 Maybe it could be set back a little bit,  
24 whatever. I'm not sure how the configuration  
25 is inside. I think that's where you need the

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 2 fobs to access, and probably as well as the  
 3 interior doors. You don't want somebody to  
 4 just run in when somebody else is using the  
 5 fob, right. I think you really need that  
 6 security, and you're going to need it on both  
 7 levels, I guess, because there are multiple  
 8 entrances.

9 MR. VOGEL: That is true. Your  
 10 suggestion is well taken. I'll have a chance  
 11 to talk with the client regarding the inclusion  
 12 of the garage overhead doors of some sort. We  
 13 do have the possibility of including them.

14 THE CHAIRPERSON: As I said, you could  
 15 make them out of mesh or, you know, they have  
 16 like a mesh kind of on top of it, whatever.  
 17 There are different kinds of things so you  
 18 could have airflow, that's not a problem. You  
 19 don't want carbon monoxide building up in  
 20 there. It would be helpful from a safety  
 21 standpoint. I've seen a lot of things on tape  
 22 and whatever in different locations, but I've  
 23 seen something like blocks away in the shopping  
 24 center down the road from there. It was  
 25 wintertime, and I saw someone going from car to

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 2 car doing the same thing right in the parking  
 3 lot, the open parking lot right there in full  
 4 view. It was getting dark, but I was at the  
 5 light and the guy looked really suspicious. I  
 6 was like, why is he going from the bus stop to  
 7 the parked car, that doesn't make sense, who  
 8 goes from that to that. Sure enough, he tried  
 9 to open car after car. That's what happens.  
 10 That was just blocks from where you are right  
 11 there. It's a possibility.

12 On a more positive side, I think that  
 13 this -- you've solved a lot of the questions  
 14 that we posed. This is my preference, this  
 15 Option C, whatever, is looking really nice. I  
 16 think the railings look nicer. I like that  
 17 argile in the middle, the less is more kind of  
 18 on them, and that nice horizontal focus more on  
 19 the building rather than vertical, it looks  
 20 good too.

21 MR. VOGEL: Thank you. We think so  
 22 too. We think the comments the board had were  
 23 truly genuine in trying to advance a better  
 24 product, so we do appreciate that.

25 THE CHAIRPERSON: Other board members,  
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 2 any comments?

3 MS. NEMECEK: I think it looks great.  
 4 I like the way it looks. I like the color  
 5 palette, it looks really nice. I did look  
 6 through the rest of the plans, have you ironed  
 7 out what you're going to do on the roof?

8 MR. VOGEL: In what regard on the  
 9 roof?

10 MS. NEMECEK: For the roof, you have  
 11 the rooftop garden and you weren't quite sure  
 12 you were going to do an extensive or intensive  
 13 or what you were going to do. All you told me  
 14 the last time is that you were not going to  
 15 have any kind of pergola or structure on top.  
 16 Do you have any idea what you're going to do up  
 17 there?

18 MR. VOGEL: The intent is to still  
 19 have some form of garden up there. It would be  
 20 best to be an intensive element, and it needs  
 21 to be shared among other elements on the roof.  
 22 For example, that's where the mechanical  
 23 systems are going to reside. So it has not  
 24 been advanced any further from our meeting last  
 25 month.

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 2 MS. NEMECEK: Maybe before you go to  
 3 the Planning Board, you might have more of an  
 4 idea because they may ask.

5 MR. VOGEL: Okay. Thank you.

6 THE CHAIRPERSON: I think what would  
 7 be very helpful is -- I know that you probably  
 8 did your -- is it sketch up, that little tour  
 9 that you made?

10 MR. VOGEL: The animation? The one  
 11 that's moving?

12 THE CHAIRPERSON: Yes.

13 MR. VOGEL: No, it's done through a  
 14 different program. JMC Consulting prepared  
 15 that for this project.

16 THE CHAIRPERSON: I don't know if you  
 17 could like adjust it at this point according to  
 18 your plans. It would be good to see the roof  
 19 from that view or from the street just to show  
 20 whether or not it's even going to be visible,  
 21 that's all. Do you know what I mean? I think  
 22 the question about whether there are going to  
 23 be structures on it or not is not really  
 24 terrible unless it's going to be seen from  
 25 somewhere, or it's not even our concern really.

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 2 I'm sure it's a concern of the residents, but  
 3 in terms of -- we just don't want things to add  
 4 height to the building and some sort of  
 5 distraction, that's all. Maybe you could show  
 6 that it's a little bit below the mansard. I'm  
 7 not sure really sure.

8 MR. VOGEL: So from a street  
 9 perspective, depending on if there is anything  
 10 else up there -- right now there's nothing else  
 11 structurally like a trellis in height being  
 12 contemplated, but --

13 THE CHAIRPERSON: Even if --

14 MR. VOGEL: The parapet is roughly 3  
 15 and a half, 4 feet in height. It rims the  
 16 entire piece. From a dead on elevation, you  
 17 can see here, we have three elements that are  
 18 up above that parapet, but from street level  
 19 even the elevator bulkhead doesn't appear very  
 20 large, just from the angles, the view that you  
 21 would have from those streets.

22 We could articulate the roof a little  
 23 bit further to reflect what you may or may not  
 24 see from street level, so we will ask that of  
 25 the team.

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 2 THE CHAIRPERSON: Okay. Do the board  
 3 members want to see the elevations, the other  
 4 sides; do you have any questions or comments on  
 5 them?

6 MS. UHLE: Enda McIntyre, who attended  
 7 the last meeting but he wasn't able to attend  
 8 this meeting, he actually e-mailed me some  
 9 comments. Other than just appreciating that  
 10 you were responsive to a number of comments, he  
 11 basically had two comments:

12 One, he thought that the entry to the  
 13 garage looked kind of dark and uninviting and  
 14 he wondered if there was something you could do  
 15 to that. He didn't recommend anything, but he  
 16 just was wondering if there was -- he did  
 17 mention that he thought the entrance to the  
 18 garage in the front there looked a little dark  
 19 and uninviting.

20 Then his other comment was -- and  
 21 maybe you can show us the site plan -- just if  
 22 there is any additional landscaping -- I know  
 23 it's tight on the site -- but if there's any  
 24 additional landscaping that would provide some  
 25 screening, buffer area, that kind of thing, he

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 2 recommended that you add as much as you can.

3 MR. VOGEL: Regarding -- I guess there  
 4 were two -- the garage entry is dark, we  
 5 purposely did that as a graphic not to detract  
 6 from the facade because it is an opening and  
 7 we're looking all the way deep into it. That's  
 8 just a stylistic graphic that's in here. The  
 9 garage itself will be open, unless there's a  
 10 door in the front, as suggested, so visually  
 11 you would see light from the other side if it  
 12 is open. It's just the way we graphically  
 13 portrayed it here.

14 Then regarding additional landscape,  
 15 we will certainly look at that to add as much  
 16 as we can. When it said for screening, there  
 17 are different things to screen from. Did the  
 18 e-mail, Margaret, say anything about what we're  
 19 screening toward or from?

20 MS. UHLE: It basically just said  
 21 that, make a best effort to mitigate the visual  
 22 impact of the building, especially on exposed  
 23 higher elevations, maybe with the introduction  
 24 of mature or tall trees or landscaping along  
 25 property boundaries. I think it's a general

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 2 comment about adding as much landscaping as  
 3 possible. Screening may not be the best word,  
 4 because I think screening implies you're trying  
 5 to hide something. I think he's talking about  
 6 kind of softening it, scaling it down, having  
 7 as much landscaping as possible.

8 THE CHAIRPERSON: Silvio, do you feel  
 9 like he answered your comments from the  
 10 previous meeting?

11 MR. LUCA: Yes.

12 THE CHAIRPERSON: I know you had quite  
 13 a few.

14 MR. LUCA: I like scheme C. You took  
 15 basically both ideas and incorporated them  
 16 together. I think it looks fine. I like the  
 17 color palette. I like the details on the  
 18 railings. I think for the next presentation,  
 19 whoever it goes to, just basically the garage  
 20 entryway, show it in a light gray and maybe  
 21 show some cars inside of it if you actually  
 22 could see a car because that's what it's going  
 23 to really look like. Like a shadow line with  
 24 an outline of a couple of cars so people  
 25 actually know what it is for the next board,

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 2 let's say.  
 3 MR. VOGEL: That might be me. Maybe  
 4 not.  
 5 THE CHAIRPERSON: Not me.  
 6 MR. LUCA: That was the only comment I  
 7 had.  
 8 THE CHAIRPERSON: Thank you, Silvio.  
 9 MR. LUCA: It looks good.  
 10 THE CHAIRPERSON: So, folks, I would  
 11 like to reopen or see if there are any comments  
 12 from the public hearing because it never did  
 13 close.  
 14 MS. UHLE: If anyone has any comments,  
 15 you can raise your hand and I will acknowledge  
 16 you. So far I'm not seeing any hands up.  
 17 THE CHAIRPERSON: Okay.  
 18 MS. UHLE: Here we go. Hold on one  
 19 moment. Mr. Sweeney, if you could identify  
 20 yourself and.  
 21 MR. SWEENEY: Can you hear me?  
 22 MS. UHLE: Yes.  
 23 MR. SWEENEY: Okay. It's Frank  
 24 Sweeney, 22 Lakeview Avenue, representing the  
 25 North Eastchester Civic Association, which is  
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 2 north of Brook Street. I just want to make a  
 3 few comments, and basically I'll try to group  
 4 them together if it would help.  
 5 I'm just trying to determine from the  
 6 development side, whether the bulkhead at the  
 7 top of the building could be somewhat baffled  
 8 in terms of not having it reach across the  
 9 street, obviously to the people at The Enclave.  
 10 So if there is any way you can make that look a  
 11 little nicer or possibly even buffer the noise  
 12 that comes from the mechanics, I think it would  
 13 be appreciated.  
 14 The second item would be, the PVC  
 15 flashing that you show on the front of the  
 16 apartment, where does it drain, and are there  
 17 on site facilities in order to mitigate the  
 18 runoff?  
 19 Third piece, is there a separate fob  
 20 for the garage door and a separate fob in the  
 21 entrance to the building?  
 22 The fourth piece, is there any  
 23 ventilation either on the lower level or on the  
 24 second level of parking in terms of having  
 25 either exhaust fans or enough air circulation  
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 2 that it's not going to contaminate the  
 3 apartments above the parking area?  
 4 THE CHAIRPERSON: Margaret, would you  
 5 like me to answer what I can or do you want to?  
 6 MS. UHLE: I think, actually,  
 7 probably, if you don't mind, the applicant. I  
 8 think, Ed, you can answer most of those  
 9 questions, can't you?  
 10  
 11 MR. VOGEL: Yes.  
 12 MS. UHLE: Okay, thank you. I think  
 13 that's going to be the most efficient way.  
 14 MR. VOGEL: The first is the bulkhead  
 15 and baffling. The two stair bulkheads are  
 16 already sloped in this direction as we see it,  
 17 that's why they're in dark gray. The one that  
 18 is a little bit further back -- it looks a  
 19 little white but it is supposed to be the same  
 20 color that you see in the body of the brick,  
 21 it's just that we have all the brick lines  
 22 drawn and it makes it looks a little bit  
 23 darker -- that is the elevator machine room,  
 24 and that isn't going to be making much noise.  
 25 That's the override for the car. There are  
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 2 other mechanicals on the roof as in condensers,  
 3 but they sit below the parapet, so from a noise  
 4 perspective, it's not directed anywhere but up.  
 5 PVC flashing at the front. I'm  
 6 assuming we're speaking about the cornice here?  
 7 MR. SWEENEY: Yes.  
 8 MR. VOGEL: There is an 18 inch  
 9 projection, as is with most buildings with that  
 10 type of ledge, so the water is going to then  
 11 enter down at the base of the building so it's  
 12 not being caught. But internally on the roof,  
 13 we are catching the storm water, and that would  
 14 be brought down into the building into a storm  
 15 water management system.  
 16 The third item that was mentioned was  
 17 a separate fob for the garage versus the  
 18 building. Obviously, there is security to get  
 19 into the building. Regarding the garage, if  
 20 there is a garage door or if it remains open,  
 21 we'll discuss that with the client, but that  
 22 could be one in the same between the two. If  
 23 it is a garage door, then there will have to be  
 24 readers that will have to get mounted with you  
 25 in the car, so the overhead door would then be  
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2 activated as you approach.

3 Then the last item was ventilation for  
4 the garage. Obviously, if we put the garage  
5 doors in, if it's a mesh, it's still open. The  
6 intent here is that the garage would be  
7 ventilated as much as possible on its own. The  
8 second level will need to have some form of  
9 mechanical ventilation, but we have the  
10 opportunity of bringing that down and out  
11 instead of directly out, so it should not  
12 impact the units above.

13 THE CHAIRPERSON: Mr. Sweeney, did we  
14 address all your questions?

15 MR. SWEENEY: You did an excellent job  
16 with just one caveat, the storm water in terms  
17 of roof line coming off. You indicated there  
18 was going to be storage somewhere on the  
19 property, can you identify where that will be  
20 and what is the potential effort to get that  
21 into the sewer line on Brook Street?

22 MS. UHLE: Mr. Sweeney, one thing I  
23 just want to say is, that they did develop a  
24 storm water management system to accommodate  
25 storm events up to a hundred year storm event,

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2 and that was reviewed by the Planning Board  
3 before it went to the Zoning Board and approved  
4 by our engineering consultant. That will be  
5 discussed in more detail when it comes back to  
6 the Planning Board. They did provide a  
7 management system for up to a hundred year  
8 storm event. I think that that, as I said, was  
9 evaluated by the Planning Board, and it will be  
10 discussed in more detail when it goes back to  
11 the Planning Board. This board looks at the  
12 aesthetics of the building, not storm water  
13 management issues.

14 If you would like, I can e-mail you  
15 some additional information. This board has  
16 nothing to do with the approval of that system.

17 MR. SWEENEY: Okay.

18 THE CHAIRPERSON: Just as a general  
19 statement, when it comes to storm water  
20 management, the rules have been completely  
21 updated over the years. So when somebody  
22 builds a new building, it's always so much  
23 better than the neighboring buildings because  
24 their rules are tougher and they have to do so  
25 much more and there's a lot more people

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2 overseeing that, especially on a project this  
3 big. So you really are kind of covered by that  
4 in that sense. It isn't an ARB thing, but it  
5 is kind of a good thing, all in all, on new  
6 construction because that's what happens.  
7 There's just bigger, better rules in place and  
8 they know what happens. Very often it not only  
9 impacts the neighborhood less negatively, but  
10 it actually kind of takes some of the stuff  
11 that's already there and helps it.

12 MS. UHLE: Under any circumstance, it  
13 definitely will be addressed in more detail at  
14 the Planning Board level. It was prior to  
15 being forwarded to the Zoning Board, but I  
16 think some people weren't present at those  
17 meetings and some people had forgotten because  
18 it's been a long time. That is definitely an  
19 issue that when it's brought up before the  
20 Planning Board meeting, it will be addressed in  
21 much more detail so people understand what's  
22 being proposed.

23 Mr. Sweeney, do you have any other  
24 comments?

25 MR. SWEENEY: Just one other comment,

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2 and it's more of a general comment. In looking  
3 at the building as it's presented here, it  
4 really looks very, very nice. It looks great.  
5 When you take a look at the same building when  
6 you view it from the corner of Brook Street and  
7 Route 22, people need to understand how big  
8 this building really looks. The one that I'm  
9 looking at right now in front of me, doesn't  
10 look that bad. If you take it from an  
11 architectural standpoint from the street level  
12 of Route 22 and Brook Street, this is a fairly  
13 large building. I don't think anybody is  
14 minimizing the fact that it's large to begin  
15 with. Everything we're looking at tonight is  
16 from Ray Place. It's from ground level in. If  
17 you took a look at the same level and displayed  
18 it from Route 22 and Brook Street, I think  
19 people in the neighborhood and people around  
20 the environment would say, wow, it's pretty  
21 big. That's only a general comment.  
22 Everything reviewing it, it's a head on shot  
23 and only represents half of the picture of the  
24 building that's represented in terms of the  
25 development. That's all I have.

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2 THE CHAIRPERSON: Thank you for your  
3 comments, Mr. Sweeney.

4 MS. UHLE: I think we have one other  
5 person. Hold on. Mr. Galanek, if you would  
6 like to speak.

7 MR. GALANEK: Good evening, everyone.  
8 How are you? Happy holidays to be, and I  
9 appreciate the opportunity to speak.

10 MS. UHLE: Mr. Galanek, if you could  
11 just give your name and address.

12 MR. GALANEK: Not a problem. Charlie  
13 Galanek, 21 Potter, Eastchester.

14 MS. UHLE: Thank you.

15 MR. GALANEK: You're welcome.  
16 Question on the roof. As it is currently with  
17 the proposed open space area for common use and  
18 also for the opportunity to get in there to do  
19 whatever maintenance and work that they have to  
20 do, at the current height of the roof, what is  
21 the distance from the top of the roof to this  
22 common area?

23 MR. VOGEL: I'm not understanding the  
24 question. So from the top of the roof to the  
25 common area?

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2 MR. GALANEK: Correct. In other  
3 words, you have the top of the roof, let's say  
4 the arbitrarily 50 feet, now you have the drop  
5 of the roof where this common area is going to  
6 be, is it going to be the same level as the  
7 roof top or is it going to be sunken? If it is  
8 sunken, what is the distance between the top of  
9 the roof and to the actual roof line where  
10 people can walk on?

11 MR. VOGEL: Right. Now I understand.  
12 Thank you for explaining.

13 MR. GALANEK: You're welcome.

14 MR. VOGEL: As you see from the top of  
15 the mansard parapet, you see two elevations,  
16 one is slightly higher than the other, those  
17 parapets, the lower one will be three and a  
18 half feet to the walking surface, so --

19 MR. GALANEK: Excuse me, can you point  
20 that out with the arrow what you're talking  
21 about on the display? There we go.

22 MR. VOGEL: One parapet height, second  
23 parapet height, and then the walking surface is  
24 down below.

25 MR. GALANEK: What is that distance?

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2 MR. VOGEL: The distance is between  
3 three and a half feet and four feet.

4 MR. GALANEK: Okay. Question: Are  
5 there going to be any additional security  
6 measures on top of that roof so that -- you  
7 know, for safety factors?

8 MR. VOGEL: As in higher than three  
9 and a half feet? No.

10 MR. GALANEK: So in other words,  
11 whatever it is, there will not be any  
12 additional fencing or any type of safety  
13 measures beyond what the top of the roof is; is  
14 that correct?

15 MR. VOGEL: That is correct.

16 MR. GALANEK: Okay. Thank you. Next  
17 question: On the gardening and the aesthetic  
18 appeal on the landscaping, was that one of the  
19 variances to have more space for the building  
20 and less space for landscaping design?

21 MS. UHLE: The variance was related  
22 not to the property as a whole, but the zoning  
23 law says parking lots need to have perimeter  
24 landscaping. The zoning law doesn't really  
25 define how wide that perimeter needs to be, but

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2 just historically it's always been a minimum of  
3 three feet. In certain areas, the applicant  
4 was not able to provide landscaping. There are  
5 some grass areas or there are some sloped  
6 areas, but not actually landscaped areas along  
7 the perimeter of the parking lot. The zoning  
8 law doesn't talk about the perimeter of the  
9 site or perimeter of the building, but it talks  
10 about the perimeter of the parking lot. So  
11 that's what the variance is related to, a lack  
12 of landscaping at the perimeter of certain  
13 portions of the parking lot.

14 MR. GALANEK: But not in the building  
15 itself, in the majority of the building; is  
16 that correct?

17 MS. UHLE: Well, in all honesty, the  
18 parking lot kind of wraps around the side of  
19 the back of the building, so they're a little  
20 bit interrelated. But the zoning law does not  
21 require landscaping around the perimeter of the  
22 site as a whole, it requires perimeter  
23 landscaping around the parking lot. In this  
24 case, they do have landscaping proposed at the  
25 front of the building and they do have some

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2 perimeter landscaping on the south side, but at  
3 the rear and I believe the north side is where  
4 they did not have all the required landscaping  
5 at the perimeter of the parking lot.

6 MR. GALANEK: Excellent. Thank you.  
7 Last question. Margaret, is it possible to  
8 actually see this information on the retaining  
9 tanks for the water runoff that's not only  
10 coming from the roof but from the plan manholes  
11 around the site of the building?

12 MS. UHLE: Yes. So the proposed  
13 engineering plans I believe that were presented  
14 to the Planning Board, are attached to some of  
15 those Planning Board agendas. I also know that  
16 I e-mailed individuals all of the submission  
17 material. So I would be happy to e-mail you  
18 any of the current plans, and again, those will  
19 be presented at the Planning Board meetings.  
20 If you're asking if you can look at some of the  
21 plans, I could certainly e-mail you the most  
22 current engineering plans.

23 MR. GALANEK: Thank you, Margaret.  
24 It's more or less just on retaining the storm  
25 water. I'm looking for size of the tank, where

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2 they're going to put this. It's very  
3 interesting that it's going to withstand a  
4 hundred year storm. I don't know, I just drove  
5 up from Washington, I saw a lot of rain coming  
6 up from Washington. I'm very curious.

7 MS. UHLE: I would be happy to e-mail  
8 that to you. In addition to the applicant's  
9 engineer, our engineering consultant, Joe  
10 Cermele, reviews those, and he can explain  
11 those at the meetings as well. I will e-mail  
12 that you to you.

13 MR. GALANEK: Okay, great. Thank you  
14 again. I appreciate that.

15 MS. UHLE: Anything else?

16 MR. GALANEK: No, I'm good. Thanks.

17 MS. UHLE: We do have one other  
18 person. Hold on one second. This is Michael  
19 Fasciglione. Un-mute yourself, Michael.

20 MR. FASCIGLIONE: Good evening. Can  
21 you hear me?

22 MS. UHLE: Yes.

23 MR. FASCIGLIONE: Good evening ARB  
24 members and members or our community. My name  
25 is Michael Fasciglione, I live at 43 Woodruff

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2 Avenue.

3 I don't mean to sort of throw a monkey  
4 wrench into this conversation, but I have some  
5 serious concerns about the entire project in  
6 total. After listening to the ARB meeting of  
7 March the 4th, as well as the presentation made  
8 by Mr. Vogel this evening, and reading the  
9 letter written by the project manager, it  
10 appears that this project seems to be on a fast  
11 track for approval. To paraphrase some of  
12 comments that I've noted made by the ARB  
13 members on March 4th, it was the job of the ARB  
14 to only comment on the visual effects that  
15 project will have. I sort of would like to  
16 take exception to that statement. It took me a  
17 bit of time, and after some difficult  
18 searching, I was actually able to download the  
19 Town of Eastchester Local Law Number 5, which  
20 guides this board as well as the Planning  
21 Board. If I'm overstepping, please correct me,  
22 but I'm going to try to move forward and  
23 possibly try to review some of the statements  
24 that are made in the Town of Eastchester Local  
25 Law Number 5, which really is what guides this

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2 entire project.

3 If we could back up a little bit and  
4 possibly conduct this brief review, bear with  
5 me, I'm going to refer to certain sections, and  
6 I'm going to discuss exactly what they say and  
7 what my understanding of them is. For example,  
8 Section 11 of the Town of Eastchester Local Law  
9 Number 5 --

10 MS. UHLE: Just to clarify, it's our  
11 Zoning Law. I think board members are accustom  
12 to it being called the Zoning Law, which is  
13 Local Law Number 5.

14 MR. FASCIGLIONE: But it doesn't refer  
15 to it being just as Zoning Law, it refers to it  
16 being a Town Law, Town of Eastchester Local Law  
17 Number 5, which is not just zoning. It makes  
18 direct reference to site plan approval and  
19 architectural review. That's the first item I  
20 would just like to go over.

21 There is a section, Section E, which  
22 discusses architectural review, which is the  
23 purview of this board, as I understand it. It  
24 goes further to go into multifamily and  
25 non-residential projects, which, again, this

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 2 is. I will quote: The Planning Board shall  
 3 refer to the ARB for its recommendations in  
 4 addition to all standards set forth in Section  
 5 11H, which I will go into in a moment. The  
 6 Planning Board shall consider the following  
 7 architectural standards, which shall be  
 8 considered by the ARB. The ARB is who we are  
 9 talking with right now. Going further, that  
 10 statement says: If there is a striking  
 11 dissimilarity, visual discord or  
 12 inappropriateness with respect to other  
 13 structures located on the same street within  
 14 200 feet of the site and in respect to one or  
 15 more of the following features, and one of the  
 16 features noted is other significant design  
 17 features such as height should be considered by  
 18 the ARB. Throughout all of these discussions,  
 19 all I see is that we made a very -- the ARB  
 20 made a very close discussion about how this  
 21 project will look, the coloring of it, the  
 22 design, et cetera, but we've never discussed  
 23 whether or not this project is appropriate from  
 24 a visual standpoint from an architectural  
 25 review standpoint, and I contend that it is

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 2 not.  
 3 Moving forward, again, as I said, I  
 4 was able to download these pages, and I don't  
 5 mean to get too crazy about it, but there are a  
 6 couple of items which make reference to visual  
 7 offensiveness, incompatibility of the proposed  
 8 structure based on the terrain, and we know  
 9 that the terrain of this property is very  
 10 elevated. It makes reference to existing  
 11 surrounding residences. Again, I don't want to  
 12 go into a big detail, but one of the most  
 13 important portions was the portion that I made  
 14 reference to, the H portion of this Town Law,  
 15 which makes reference to standards. Again, I'm  
 16 paraphrasing, I'm running through it, but those  
 17 standards, the Architectural Review Board's  
 18 purview is to protect the environmental quality  
 19 and the preservations and enhancement of  
 20 property values in the neighboring area. I  
 21 don't hear any discussion about this. It seems  
 22 as though this project is just being pushed  
 23 forward and it's complete area, the project is  
 24 being made.

As a final item in the standards

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 2 section of this law, it says: The design and  
 3 arrangement of buildings should achieve minimal  
 4 and acceptable noise levels at property  
 5 boundaries. Now, we know that we have a  
 6 building right across the road, The Enclave.  
 7 The people that live there have made mention of  
 8 the fact that there's going to be a noise  
 9 situation. That is one situation that I think  
 10 should be addressed.

11 Most importantly, the final item on  
 12 this standards listing of this law states that  
 13 it is the purview of the ARB that a quality of  
 14 building and overall site design will enhance  
 15 and protect the character and property values  
 16 of the adjacent neighborhood. The Planning  
 17 Board shall evaluate the architectural features  
 18 of the proposed design. If they are in harmony  
 19 with the neighborhood, including consideration  
 20 of our architectural style, bulk, dimension,  
 21 and location on the site, it shall consider all  
 22 the recommendations made by the ARB.

23 So what I'm trying to say -- I've been  
 24 a little longwinded -- I think it's the purview  
 25 of the ARB to look at these overviews prior to

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 2 deciding about what color the roof is going to  
 3 be and what color the garage door is going to  
 4 be. Let's not get the horse before the cart or  
 5 let's not get the cart before the horse, I  
 6 should say. I think that we should probably  
 7 address these basic questions, back up a bit,  
 8 try to get our ducks in a row, and maybe see  
 9 whether or not this project should move forward  
 10 under any circumstances. That's basically what  
 11 my feelings are. Thank you for your time.

12 MS. UHLE: Thank you.

13 THE CHAIRPERSON: Margaret, are there  
 14 any responses that you have to that?

15 MS. UHLE: The only thing that I would  
 16 like to clarify that Mr. Fasciglione said is  
 17 actually with regard to the -- because you guys  
 18 don't have the law in front of you like I do  
 19 and he does, it's a little bit confusing. What  
 20 the law does say is, the Planning Board, in  
 21 addition to all standards set forth in 11H --  
 22 which talks about things like noise and  
 23 traffic, etcetera -- in addition to all  
 24 standards set forth in 11H, the Planning Board  
 25 shall consider the following architectural

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 2 standards, which shall also be considered by  
 3 the ARB. So the reference to 11H, those are  
 4 standards that the Zoning Law is instructing  
 5 the Planning Board to consider. Then it says  
 6 in addition to those identified in 11H, they  
 7 should also consider architectural features,  
 8 which shall also be considered by the ARB.

9 As you know, but residents may not  
 10 know this or be as clear about this, the  
 11 Architectural Review Board actually does not  
 12 have any approval authority. You're an  
 13 advisory board to the Planning Board with  
 14 regard to the aesthetics of building. Mr.  
 15 Fasciglione was correct in saying that you, as  
 16 part of the aesthetic analysis, could look at  
 17 the overall scale and massing and height, but  
 18 again, noise, traffic, some of those other  
 19 issues, those responsibilities are the Planning  
 20 Board's responsibilities.

21 As you know, the concept of  
 22 consistency with the character of the  
 23 neighborhood or visual offensiveness, etcetera,  
 24 I do think that you discussed those issues,  
 25 maybe not using those specific terms.

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 2 I did want to point out, that some of  
 3 the standards that were referenced, those are  
 4 specifically relegated to the Planning Board,  
 5 and you're to look at architectural standards.

6 THE CHAIRPERSON: I believe we have  
 7 been, and that's where we focus on this. I  
 8 think perhaps our opinions are different from  
 9 some of you all, but that's where our opinions  
 10 are sought after with regards to what it looks  
 11 like. I think we're very pleased with this.

12 As far as fast tracking, Margaret,  
 13 when was this application originally presented  
 14 to the town in any way?

15 MS. UHLE: Let me see. I have it in a  
 16 Resolution here. October 24th, 2019. So it  
 17 did appear before the Planning Board at four  
 18 meetings and before the Zoning Board at four  
 19 meetings, and now here at two meetings.

20 THE CHAIRPERSON: I wouldn't consider  
 21 that a fast track.

22 MS. UHLE: And it will still be  
 23 returned to the Planning Board.

24 THE CHAIRPERSON: It certainly is not  
 25 being pushed or shoved through in any way,

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 2 shape or form, and rightfully so. It's a  
 3 larger project, so there's more to consider,  
 4 and I don't feel like the developer has been  
 5 rushing it through either. They're responding  
 6 to our comments and coming back and making  
 7 adjustments, which I feel very comfortable  
 8 about.

9 MS. UHLE: I think Mr. Galanek still  
 10 has an additional comment, so can I recognize  
 11 him? Laura?

12 THE CHAIRPERSON: Sure.

13 MS. UHLE: Mr. Galanek?

14 MR. GALANEK: Yes. Thank you, again.  
 15 I appreciate the second shot.

16 Going along with Mr. Sweeney said and  
 17 what Mike said, I would really ask the board  
 18 members, if you haven't already, which maybe  
 19 you did, to actually drive over to CVS parking  
 20 lot and actually walk from Route 22, which is  
 21 White Plains Road, from that fence line, take a  
 22 look at going east looking -- excuse me, going  
 23 west look at The Enclave and see the height of  
 24 The Enclave. Then walk towards the retaining  
 25 wall where this project is going to go up. At

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 2 various meetings, if I understood this  
 3 correctly, the developer said or his architect  
 4 said that the level of the roof line is going  
 5 to be the same as The Enclave. Unless I  
 6 misunderstood him, that's what I thought I  
 7 heard. I don't really see how that's possible,  
 8 that this building going in the spot where it's  
 9 at, where The Enclave in a sense is almost  
 10 built into the hillside and not going  
 11 aboveground but going below, this project is  
 12 not going -- they're not digging down, they're  
 13 building upward, and I'm assuming the reason  
 14 why is because of rock.

15 Again, my comment is, if you haven't  
 16 already, board members, please go out there and  
 17 what I just said, if you could do that and take  
 18 a look, and then an architectural review of the  
 19 geographical area that we're talking about in  
 20 the Town of Eastchester that we live in, if  
 21 this really looks that it belongs there or not  
 22 at the current height that they're talking  
 23 about and size.

24 Thank you again for the second shot.  
 25 I appreciate it.

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2 THE CHAIRPERSON: Thank you, Mr.  
3 Galanek.

4 MS. UHLE: Did you want to say  
5 something, Laura? We have one other hand up as  
6 well.

7 THE CHAIRPERSON: Mr. Vogel, I know  
8 that the animation showed quite a bit of the  
9 relationship between the two buildings, but are  
10 there any drawings that show that in any way,  
11 the relationship.

12 MR. VOGEL: I have, if you bear with  
13 me a moment.

14 MS. UHLE: Laura, the Zoning Board  
15 specifically requested that information, cross  
16 sections, so they could compare the height of  
17 the two buildings. I don't think the applicant  
18 ever represented that they were the same height  
19 or that the views of 5 Ray Place, especially  
20 from White Plains Road, would be the same as  
21 those of the view of The Enclave because  
22 obviously they're in different positions.

23 THE CHAIRPERSON: This shows it a  
24 little bit better in relationship of one to the  
25 other. Okay. The Enclave sits lower on the

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2 hill. One is higher up on the hill, one is  
3 lower on the hill. That makes a difference.  
4 If you measure the other side of The Enclave,  
5 the west side, it's quite tall. It's a taller  
6 measurement than it is from any point on the  
7 other building, I think. Anyway, I think  
8 they're relatively the same. Of course if you  
9 go from Route 22, you're going to see it more  
10 than The Enclave because The Enclave is set  
11 back a lot more. That's where it is. You're  
12 looking at something that is further away, so,  
13 of course, it's going to look like it's  
14 smaller.

15 MS. UHLE: I think these were  
16 presented to you at the last meeting, but also  
17 the Zoning Board specifically requested these  
18 cross sections, and they also specifically  
19 requested still shots from the 3D animation  
20 from various locations on Brook Street and  
21 White Plains Road so that they could evaluate  
22 the height of the building. A number of the  
23 variances that were granted related to the  
24 building height, and that's the reason this  
25 cross section was produced in the first place.

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2 THE CHAIRPERSON: And that's the  
3 Zoning Board's purview.

4 MS. UHLE: That's correct.

5 THE CHAIRPERSON: Is there still one  
6 more person?

7 MS. UHLE: Yes. Mr. Fasciglione would  
8 like to say something. Okay, Mr. Fasciglione.

9 MR. FASCIGLIONE: Thank you very much.  
10 I'll be very brief.

11 Firstly, if we could return to that  
12 Section EE that we just looked at, the cross  
13 section of the difference in height. Basically  
14 what the developer mentioned was the fact that  
15 The Enclave at its peak height was 320.08 feet,  
16 and the proposed Ray Place building would be  
17 323.16 feet. However, what they did not make  
18 clear is that if you were to look at the  
19 difference in grade between the two buildings,  
20 there is, in fact, a 12 foot differential in  
21 grade from the Ray Place project down to The  
22 Enclave project. So, it does, in fact, make  
23 The Enclave sort of nestle into the side of the  
24 hill.

25 The second feature there is that the  
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2 back of The Enclave is set into a wooded area,  
3 which in perpetuity will remain wooded, it will  
4 never become developed, so therefore, it's sort  
5 of lost. To echo what Mr. Galanek said, were  
6 you to look at the elevation of The Enclave  
7 from White Plains Post Road from the CVS  
8 parking lot, because of the elevation of that  
9 area, add the 25 feet that is constituted of  
10 the CVS building and put that on top of the Ray  
11 Place area, that building, in essence, will  
12 have the visual effect of an 80 foot building  
13 because of the elevation of the property.  
14 Again, I'm going to repeat that I just think  
15 it's much too large and overbearing.

16 Just one further comment. I'm going  
17 to refer back to the Eastchester Town Law  
18 Number 5. Unless I misread this, I'm reading a  
19 directive that under the Architectural Review  
20 Section E under non-residential areas, again,  
21 it says that the ARB should look at items such  
22 as height and a striking dissimilarity, a  
23 visual discord, or an inappropriateness with  
24 respect to other structure located on the  
25 street. Again, I'm going to make reference to

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 2 the fact that that building looks like an eight  
 3 story building were you to look at it from the  
 4 Post Road side. I don't recall any discussions  
 5 being made by the ARB with reference to the  
 6 overwhelming size of this building. I state my  
 7 case. Thank you again for your time.

8 THE CHAIRPERSON: I have one question  
 9 for you. Did you say non-residential?

10 MR. FASCIGLIONE: Non-residential  
 11 or -- let me see. Let me get the page. It  
 12 took me an awful lot of work to print this out.  
 13 Multifamily or non-residential is what this  
 14 area says. Site plan approval E, Number 1, is  
 15 the multifamily and nonresidential directives.  
 16 Within that directive, Item Number B states  
 17 that if there is any striking dissimilarity,  
 18 visual discord, or inappropriateness with  
 19 respect to other structures located at the same  
 20 site or within 200 feet of the site in respect  
 21 to one or more of the following features, and  
 22 they refer to other significant design  
 23 features.

24 THE CHAIRPERSON: You answered my  
 25 questions.

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 2 MR. FASCIGLIONE: I'm sorry, I don't  
 3 mean to be a school teacher tonight, but I  
 4 spent a lot of time studying this.

5 THE CHAIRPERSON: I do believe when  
 6 you said site plan approval, that is the  
 7 purview of the Planning Board.

8 MS. UHLE: Mr. Fasciglione is  
 9 referring to the sections of the Zoning Law  
 10 that you have been provided with. Basically it  
 11 talks of consistency with the character of the  
 12 neighborhood, and there may be some  
 13 disagreement. At the last meeting, there were  
 14 some people questioning materials and whether  
 15 it would be more appropriate if it were a red  
 16 brick. There were some discussions that said,  
 17 well, similarity or consistency doesn't  
 18 necessarily mean it has to be exactly the same.  
 19 I think that you are looking at the facade,  
 20 you're looking the size and arrangement of  
 21 doors, windows, portico, porches, you're  
 22 looking at other design features. This says,  
 23 such as, but not limited to height, widths and  
 24 lengths of elements of design. That's exactly  
 25 what this board does. You may not be able,

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 2 without the code in front of you, to quote it  
 3 precisely. Mr. Fasciglione was correct, it  
 4 talks about visual offensiveness and any  
 5 characteristic that you feel would be  
 6 detrimental to the community. I think those  
 7 are the things you are considering. As you  
 8 said, people may not agree with your  
 9 determinations with regard to materials or  
 10 massing or scale, but I think that's what you  
 11 consider at the meeting.

12 MR. FASCIGLIONE: May I ask another  
 13 question?

14 THE CHAIRPERSON: Sure.

15 MR. FASCIGLIONE: Just quickly.  
 16 Regardless of where this decision goes, will  
 17 our final attempt be at the Planning Board if,  
 18 in fact, the Planning Board is the lead on  
 19 this, so that they will make the final  
 20 decision; is that correct?

21 MS. UHLE: Yes.

22 MR. FASCIGLIONE: So will we have  
 23 another attempt to plead our case? I guess  
 24 that's the word for it.

25 MS. UHLE: Not to make the builder

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 2 nervous, but again, the ARB is an advisory  
 3 board with regard to the aesthetic issues. So  
 4 they advise the Planning Board with regard to  
 5 the aesthetic issues. The Planning Board  
 6 ultimately has the approval or the denial  
 7 authority with regard to sight plan issues.  
 8 When you reference Section 11H of the zoning  
 9 law, those are the very logistic issues that  
 10 the Planning Board will address and needs to  
 11 address. Some of those I believe they feel  
 12 that they addressed previously, but they did  
 13 not grant any approvals. What they did was a  
 14 preliminary review, they completed the  
 15 environmental review, and they referred it to  
 16 the Zoning Board for consideration of area  
 17 variances. They did not grant site plan  
 18 approval. So that's the next step. That will  
 19 be subject to a public hearing. I think you  
 20 will be more satisfied with the responses in  
 21 terms of getting more information about  
 22 sanitary sewer, storm water management, that  
 23 type of thing. So yes, there will be an  
 24 another opportunity.

25 MR. FASCIGLIONE: Thank you very much.

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2 You've eased my mind.

3 As a final comment, let me just say  
4 that aesthetically I believe the work done by  
5 the architects and the developer, the product  
6 itself is very beautiful. It really looks very  
7 nice. Aesthetically, it looks very, very nice.  
8 I just think it's in the wrong place. Again,  
9 thank you for your time.

10 THE CHAIRPERSON: Thank you. Thank  
11 you for your comments, sir.

12 MS. UHLE: Okay. I don't see anyone  
13 else with a raised hand. We have somebody  
14 else. Mr. Fioravanti, hold on. Okay, you  
15 could un-mute yourself and identify yourself.

16 MR. FIORAVANTI: Hi, Margaret.

17 MS. UHLE: Hi.

18 MR. FIORAVANTI: Good evening. Bill  
19 Fioravanti, 24 Ray Place. How are you,  
20 Margaret? Good evening to the board. I'm  
21 going to keep it very brief. I will not go on  
22 to storm water or environmental issues. Just  
23 one question I want to ask the architecture.  
24 I'm going to go back to what Mike just said in  
25 those regulations about, you know, keeping with

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2 the, you know, law and the enhancement of the  
3 area due to, you know, what he just quoted few  
4 minutes ago on those regulations. What I want  
5 to ask the architecture is, why -- I commend  
6 him this time because at least he changed --  
7 there was a little difference in his  
8 presentation as opposed -- because I sat at  
9 about five or six of these boards and I've see  
10 no variation from the architecture until this  
11 point, so I commend him on that. Why, if, you  
12 know, like, in terms of keeping with the  
13 enhancement of the area -- like The Enclave is  
14 a red brick building, CVS is a red brick  
15 building, I could all the way down Garth Road,  
16 everything there is a red brick building, even  
17 they built a new building there in the early  
18 2000's, that's partial red brick semi, like an  
19 earthy tone, you go to Mt. Vernon, Fleetwood,  
20 they're building a gigantic building there and  
21 that's going to brick, it's going to be in  
22 unison with the other buildings across the  
23 street, why is it that architecture and the  
24 developer -- is it something to deal with cost  
25 you can't do a brick as to this type of tone?

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2 Can he answer that question?

3 MR. VOGEL: I will answer the  
4 question. I'm assuming the board is okay with  
5 that. The drive here was to come up with a  
6 formal, stately, elegant building. Brick lends  
7 itself very well to those design perimeters.

8 MR. FIORAVANTI: I understand that,  
9 but what I'm saying though, is there a cost  
10 factor in the difference in putting even some  
11 bricks on the building, like a red brick on the  
12 building, as opposed to this being just like a  
13 slab base? I don't know the exact terminology  
14 to use here.

15 THE CHAIRPERSON: It is brick, it's  
16 just --

17 MR. LUCA: It's off-white brick.  
18 There is no cost difference between red brick  
19 and white brick.

20 MR. FIORAVANTI: Okay. Because I look  
21 at it -- yeah, okay. All right.

22 So the other question I wanted to ask  
23 you is that, you know, Mike was bringing up  
24 these points with these regulations, and it  
25 seems like Margaret answered these regulations,

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2 but are you guys on the board up-to-date on  
3 some of these regulations as well?

4 THE CHAIRPERSON: In this volunteer  
5 job that we do?

6 MR. FIORAVANTI: I understand that.  
7 Look, I'm not disputing your position. You  
8 guys are doing a great job, whether you've been  
9 doing this for a number of years. I know  
10 Margaret is probably more up-to-date on these  
11 new rules and regulations that do come out, but  
12 I just wondered if you guys happen to have --  
13 you know, are up-to-date on, you know, most of  
14 the regulations or some of the rules, that's  
15 all.

16 MS. UHLE: One thing I just want to,  
17 again, say on behalf of the board, some of the  
18 regulations that Mr. Fasciglione quoted were  
19 actually for the Planning Board. There are  
20 chapters and chapters in the Zoning Law that  
21 deal with what the Planning Board needs to  
22 consider.

23 With regard to what the ARB needs to  
24 consider, of course when they don't have the  
25 law in front of them to cite whether something

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 2 is 11 A, B, C or D, the instructions for the  
 3 ARB all goes to similarity and dissimilarity,  
 4 size and arrangement of doors, windows,  
 5 porticos, design features. So I would doubt  
 6 board members would be able to specifically  
 7 quote these regulations, but that's exactly  
 8 what they've been doing. You're talking about  
 9 the proposed material, the last building that  
 10 they showed there was some HardiePlank, and the  
 11 board said, we don't think HardiePlank is  
 12 appropriate here. They have asked very  
 13 specific questions what type of grout is going  
 14 to be used, what kind of roof line is going to  
 15 be used. I think that at the last meeting they  
 16 explained why they, as a board, didn't feel  
 17 that red brick, simply because it's the same as  
 18 what's there, necessarily means it's most  
 19 appropriate aesthetically.

20 The provisions in the Zoning Law for  
 21 the Architectural Review Board are really not  
 22 that complicated. It takes a long time to say  
 23 they're supposed to look at the aesthetic  
 24 aspect of the design and to look to see whether  
 25 it's consistent with the character of the

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 2 neighborhood, appropriate for the character of  
 3 the neighborhood, and if it's attractive. I  
 4 think that's definitely what they do.

5 MR. FIORAVANTI: I understand,  
 6 Margaret. Look, I know these regulations and  
 7 rules are very convoluted, and sometimes you  
 8 have to read it three or four times to really  
 9 understand what their meanings are, how they  
 10 apply, and their applications, but, you know,  
 11 this is something that is going to affect the  
 12 neighborhood, the area here, and, you know,  
 13 there are other stakeholders. The stakeholders  
 14 are the residents and people that live directly  
 15 around it and in the area as well.

16 Like I said to the ARB, and, you know,  
 17 this was brought into the record at the Zoning  
 18 Board, you know, I went around the area for  
 19 days, I got the 200 signatures, more than 200,  
 20 and everyone was pretty negatively against this  
 21 project because of the impact of the size of  
 22 it. I'm not saying this -- it is a beautiful  
 23 building. I think this building would look  
 24 great on Central Avenue. It would be  
 25 phenomenal. Maybe even towards where Lord &

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 2 Taylor's is, that would be a great spot there.  
 3 But here, where it's impacting part residential  
 4 and part business, part commercial, I think  
 5 it's not a good spot.

6 Also, another issue too, being in this  
 7 area for a long time, I could see the  
 8 architect, him not putting a door on the  
 9 garage, there's only been one break in in this  
 10 area in like 30 years, and not putting a door  
 11 on the garage is pretty novel. It doesn't  
 12 really matter. I'm sure the building is going  
 13 to have security cameras and that will act as  
 14 safety precautions.

15 THE CHAIRPERSON: Is that it?

16 MR. FIORAVANTI: That's about it,  
 17 guys. I guess I concluded. Thank you. Thank  
 18 you to the members of the board. Thank you,  
 19 Margaret, I appreciate it.

20 MS. UHLE: Let me see. One more  
 21 opportunity if anyone would like to speak. You  
 22 can raise your hand or if you're on a phone,  
 23 star nine. That appears to be it.

24 THE CHAIRPERSON: Okay, great. Board  
 25 members, any final comments, please un-mute

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 2 yourself if you need to.

3 MS. NEMECEK: Yes, I have a final  
 4 comment. I had some time to go back over your  
 5 landscape plan that you presented the last  
 6 time. I just want to reiterate what my  
 7 colleague, Enda, had to say, which is about the  
 8 size of the plants. I noticed the Sugar Maples  
 9 are coming in at a 3 to 3 and a half caliber  
 10 size. If you could just bump that caliber size  
 11 up a bit so it has a more established look  
 12 going in, that would help. The River Birches  
 13 you're bringing in at 7 feet, I think that's a  
 14 good size, they grow rather quickly, but the  
 15 Sugar Maples, if you could bring those trees in  
 16 at a larger caliber size, that would help.

17 The other thing is, that you have  
 18 Golden Privet along your retaining wall along  
 19 your neighbor's raised higher elevation parking  
 20 lot. Golden Privet is deciduous in this area  
 21 usually because it's cold here. I think it's a  
 22 good plant because it's showy. If you could  
 23 break it up like every fourth plant to put in  
 24 something that is truly evergreen so that it  
 25 holds that line in the winter so you just don't

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2 have a row of sticks when you're driving into  
3 the driveway.

4 THE CHAIRPERSON: Thank you, Jennifer.  
5 Silvio or Carlos, any other comments?

6 MR. LUCA: No.

7 THE CHAIRPERSON: Okay. So then if  
8 the board is in agreeance, do you feel there is  
9 anything for them to come back to the ARB or  
10 will any of other concerns be able to be  
11 handled at the Planning Board level?

12 MR. GARCIA-BOU: I think it should go  
13 through.

14 MS. NEMECEK: I think at this point it  
15 can go to the Planning Board.

16 THE CHAIRPERSON: Okay. Margaret,  
17 were there any specific comments that you --

18 MS. UHLE: Sure. Maybe make a motion  
19 to close the public hearing, and then you could  
20 refer to the Planning Board and I'll go over  
21 the comments.

22 THE CHAIRPERSON: I would like to make  
23 a motion to close the public hearing on  
24 Application 19-42, 5 Ray Place.

25 MR. GARCIA-BOU: Second.

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

4 MS. UHLE: With regard to the comments  
5 and things that the applicant may address in  
6 more detail before the Planning Board with  
7 regard to the architectural review  
8 characteristics, again, I want to ensure the  
9 public that concerns about sanitary sewer,  
10 storm water management, traffic, parking, that  
11 will all be covered by the Planning Board.

12 With regard to your specific comments,  
13 you had asked for some more detail with regard  
14 to the proposed roof top garden, and I think  
15 more specifically just to ensure that no  
16 elements that are on the rooftop will be  
17 visible from the street, or if they are, that  
18 the Planning Board is aware of those and  
19 evaluate those. I don't think the board -- and  
20 you could correct me if I'm wrong -- was very  
21 concerned about the actual design, but just  
22 wants confirmation that it's not something  
23 that's going to be visible from the street.

24 You were also asked to show the  
25 entrance to the garage more accurately, and

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2 also potentially consider security issues or  
3 issues relating to birds being able to access  
4 the garage space.

5 Then Jennifer's final comments about  
6 increasing the size of Sugar Maples, breaking  
7 up the privet hedge with a true evergreen ever  
8 so many plants, and then just in general if you  
9 could look at the -- Jennifer has it in front  
10 of her I think -- any other supplemental  
11 landscaping that you could do, I think as  
12 comprehensive as that can be, that would be  
13 good. That was it.

14 THE CHAIRPERSON: Okay. So then I  
15 would like to make a motion to move Application  
16 19-42 on to the Planning Board with a  
17 recommendation of approval of the architectural  
18 elements of this building and with the  
19 aforementioned notes. Anyone second that?

20 MR. GARCIA-BOU: Second.

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

23 THE CHAIRPERSON: Very good. That  
24 concludes this part of our meeting tonight.  
25 Now we go on to new business.

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2 Our first new business --

3 MR. VOGEL: Thank you, everyone. Have  
4 a good night.

5 MS. UHLE: Yes, thank you.

6 THE CHAIRPERSON: Our first new  
7 business for this evening is Application 21-11  
8 at the address of 75 Park Drive.

9 MR. MUSTACATO: Hi, Mark Mustacato,  
10 RMG Associates, the architect for the project.  
11 It's a new one family house. I'll share my  
12 screen. So you can see this; right?

13 MS. UHLE: Yes.

14 MR. MUSTACATO: Again, this is a new  
15 one family house. I'm going to cut from the  
16 cover sheet to the site plan. This is the  
17 existing lot. There are some non-conformities  
18 and there were some variances granted when the  
19 property was subdivided.

20 The property slopes from left to  
21 right, and you could see fairly severely in  
22 certain areas, and the property next to it is  
23 higher. We are going to have some retaining  
24 walls here to cut the grade down and level it  
25 out around the house a little bit. We

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 2 originally were going to set the house down  
 3 about 2 feet lower than what we're proposing  
 4 now with the driveway sloping down from the to  
 5 the house and try to limit the number of steps  
 6 to get into the house, but when the engineer  
 7 went out to do their test holes, they found  
 8 that there was rock, and they were not able to  
 9 set it at that elevation, so we had to lift it  
 10 back up some. The benefit of that is we don't  
 11 have to cut the grade as much as we were  
 12 originally intending to along this side.

13 This is the front elevation and also a  
 14 composite elevation showing the massing as far  
 15 as how this house relates to the two  
 16 neighboring houses. You could see the street  
 17 basically is sloping down from left to right  
 18 here.

19 As far as the materials -- I'll zoom  
 20 in a little bit. The materials we have a red  
 21 brick face at the base of the house in the  
 22 front and the steps and the platform. It's a  
 23 HardiePlank siding, 6 inches, white. It's a  
 24 beveled siding. At the bottom, we have a  
 25 standing seam metal roof here to make a little

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 2 transition, and white board and batten siding  
 3 on the second floor. The windows are Andersen  
 4 simulated divided light. The roof is a  
 5 Timberline asphalt shingle roof, which will be  
 6 black.

7 I'm going to zoom back out, and I can  
 8 take you through the other elevations. This is  
 9 the rear elevation and the right side. On the  
 10 right side here, you could see where the grade  
 11 slopes up toward the back, and in the back it  
 12 slopes up from the right side up to the left  
 13 side. So that would be two steps from the deck  
 14 right to the grade there.

15 This is the left side elevation.  
 16 Again, you see the grade is relatively level and  
 17 then slopes down toward the front again.

18 I have some pictures of the  
 19 neighborhood that I can take you through. This  
 20 is like a little legend with some numbers going  
 21 through. This is the site, number 1, and then  
 22 you see the numbers for the houses in the area  
 23 along the street. This is an overhead picture  
 24 of the site, and then a picture from the street  
 25 of the site. These are the houses on either

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 2 side. This is the house to the right of the  
 3 property and the house to the left of the  
 4 property. Then these are samples of some of  
 5 the other houses on the street along the  
 6 neighborhood. That pretty much takes through  
 7 you through all the photos.

8 I'll take you back to the plans again.  
 9 I can take you through the floor plans, if you  
 10 want to see them, or we can skip to the  
 11 engineer's site plan and the landscape plan.

12 THE CHAIRPERSON: We do want to see  
 13 the landscape plan, but also do you have any  
 14 materials to present?

15 MR. MUSTACATO: Samples?

16 THE CHAIRPERSON: Yes.

17 MR. MUSTACATO: No, I don't. Again,  
 18 it's going to be white HardiePlank, it's a red  
 19 brick.

20 MR. LUCA: What color are the windows?

21 MR. MUSTACATO: The windows are white.

22 MR. LUCA: How about the metal  
 23 standing seam roof?

24 MR. MUSTACATO: The standing seam roof  
 25 will be like a dark gray basically.

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2 MR. GARCIA-BOU: The garage door?

3 MR. MUSTACATO: The garage door will  
 4 be white as well.

5 THE CHAIRPERSON: The vertical  
 6 cladding on the third floor or second floor or  
 7 whatever you call it --

8 MR. MUSTACATO: It's board and batten  
 9 siding.

10 THE CHAIRPERSON: Is that white also?

11 MR. MUSTACATO: Yes. Sorry, I thought  
 12 I said that already. The chimney will be a red  
 13 brick to match the brick at the front here.

14 THE CHAIRPERSON: I'm having something  
 15 disturbing about the header over the garage. I  
 16 don't know if --

17 MR. MUSTACATO: We were just planning  
 18 on that being -- let me just get to it -- that  
 19 being a white trim panel basically.

20 THE CHAIRPERSON: Right. Silvio, you  
 21 usually know how to --

22 MR. MUSTACATO: If you want, we could  
 23 do that --

24 MR. LUCA: I have a couple of  
 25 suggestions. I think the house is lacking

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 2 detail. The garage door should have some  
 3 fenestration in it, not just a door that looks  
 4 like it was done in 1980. The front door, the  
 5 column to the left -- I think you need to  
 6 accentuate the entryway. I think that column  
 7 should get smaller, maybe introduce another one  
 8 on the other side as well, or some kind of  
 9 detail above. Maybe extend the standing seam  
 10 roof that comes beyond.

11 MR. MUSTACATO: The entrance is  
 12 recessed.

13 MR. LUCA: I understand that. The  
 14 entrance of the house is getting lost, in my  
 15 opinion. The column is too heavy and  
 16 overbearing, and it throws off the symmetry, I  
 17 guess, if you want to use that word. I think  
 18 if the garage door had more of a -- the board  
 19 and batten detail, I like that detail, but I  
 20 think the garage door should kind of have a  
 21 look of that nature, more of like a barn style  
 22 door with a glazing.

23 Also, in the upper triangle on the  
 24 front elevation, maybe introduce something in  
 25 there. I know that's just a crawl space or

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 2 attic space.

3 MR. MUSTACATO: We could look at that.

4 MR. LUCA: Maybe a small window.

5 Also, I don't know if this home is for somebody  
 6 or for sale, if --

7 MR. MUSTACATO: Yes, it is.

8 MR. LUCA: It's for someone?

9 MR. AGOVINO: Yes, it's built for my  
 10 partner.

11 MR. LUCA: Typically the color palette  
 12 is, you know, everybody wants the gray and  
 13 black.

14 MR. AGOVINO: We could do black  
 15 windows if you would like.

16 MR. LUCA: It's up to him. I like the  
 17 board and batten, the white on white, and I  
 18 think the standing seam roof, you know, a dark  
 19 color, like a charcoal gray is nice. I think  
 20 maybe an open entryway -- I know the door is  
 21 set back, but maybe that metal roof extends  
 22 beyond in that area, that maybe has two  
 23 brackets, let's say, to hold it up, to give it  
 24 more interest in the entryway. Again, what  
 25 window is up to you, but I think a darker

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 2 window, like everyone does charcoal or black  
 3 windows, would pop.

4 MR. AGOVINO: I think a black window  
 5 would look great. I agree.

6 MR. LUCA: Also, again, going back to  
 7 the red brick, which you just heard, I mean, I  
 8 kind of see this not being red brick. Again, I  
 9 mean, I don't mind brick, but again, it's  
 10 someone's home, if they --

11 MR. MUSTACATO: I think the white with  
 12 the red would be a good contrast.

13 MR. LUCA: There are a couple of homes  
 14 on this street that have white siding with red  
 15 brick, the accents you just showed. I think  
 16 the garage door and a little detail above.

17 MR. GARCIA-BOU: The brick line in  
 18 front of the garage, is it possible they can  
 19 extend the brick across the garage?

20 MR. LUCA: Like a header?

21 MR. MUSTACATO: I could do like a  
 22 brick header course there, yes. We could do  
 23 that, yes.

24 THE CHAIRPERSON: There is something  
 25 about that that is looking unfinished in some

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 way.

3 MR. MUSTACATO: We could do that.

4 MS. NEMECEK: I agree with Silvio  
 5 about the entrance, I think it gets a little  
 6 lost, especially when you have the one column  
 7 and the siding is meeting it. That siding over  
 8 the door, it looks like it doesn't belong  
 9 there. Is there something else --

10 MR. MUSTACATO: Again, the siding is  
 11 set back.

12 MR. GARCIA-BOU: I think putting  
 13 another column on the other side will --

14 MS. NEMECEK: Will help that.

15 MR. GARCIA-BOU: It will define the  
 16 area.

17 MR. MUSTACATO: We would have to make  
 18 it smaller.

19 MR. LUCA: I think the 10 inch column  
 20 is too large anyway for that small entryway. A  
 21 6 or 8 is probably fine.

22 MR. MUSTACATO: I would go to an 8. I  
 23 think a 6 starts to look too spindly.

24 MR. LUCA: Then the header between the  
 25 two columns doesn't have to be straight at that

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 2 point. You could kind of like, let's say, do  
 3 something in AZEK that has a curve to it to  
 4 draw yourself in a little bit as well. I  
 5 understand what you're doing above the garage  
 6 door, that's basically a steel beam with a  
 7 piece of AZEK over it, let's say. That's why  
 8 it has that depth, that 12 inch depth. You  
 9 could trim out that whole entire garage door on  
 10 all three sides with, let's say, a five quarter  
 11 by six and have a more barn style --

12 MR. MUSTACATO: I think it would  
 13 probably be better to do it in brick.

14 MS. NEMECEK: Also, will you have a  
 15 light in that entryway?

16 MR. MUSTACATO: Yes. It would be a  
 17 recessed light.

18 MS. NEMECEK: A recessed light. Okay.

19 MR. LUCA: Just try to update it in a  
 20 sense, if you understand what I mean, with the  
 21 little details.

22 MR. MUSTACATO: Sure. Would you like  
 23 me to go to the landscape plan?

24 MS. NEMECEK: Yes.

25 MR. MUSTACATO: Let's go there. So

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 the landscaping plan this is done by Anthony  
 3 Acocella. So he has two like feature trees in  
 4 the front, which I have to zoom in to tell you  
 5 what they are. Bear with me for a second.

6 Those are something called an October Glory.

7 MS. NEMECEK: Maples. Is there also  
 8 an existing tree in front of one of those  
 9 proposed trees, is that what that dot is?

10 MR. MUSTACATO: Yes, there is an  
 11 existing tree that's going to stay.

12 MS. NEMECEK: Okay.

13 MR. MUSTACATO: Then he has, you know,  
 14 some interesting plantings, foundation  
 15 plantings along the house. Some screening  
 16 along here. Again, this screening will be  
 17 basically between the two walls. So this is  
 18 sort of relatively low stuff that really you'll  
 19 see from the house as opposed to the property  
 20 next door you're looking over this. They're  
 21 higher.

22 MS. NEMECEK: Right. Is there going  
 23 to be any AC you're going to have to kind of  
 24 screen from your neighbor?

25 MR. MUSTACATO: I'm sorry, say that

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 one more time.

3 MS. NEMECEK: AC unit in the back  
 4 here.

5 MR. MUSTACATO: Yes. Angelo, I think  
 6 that would go here on this left side of the  
 7 house?

8 MR. AGOVINO: Yes, we were going to  
 9 try to put it on the left side.

10 MR. MUSTACATO: It wouldn't really  
 11 impact them at all. In this corner, he's  
 12 got --

13 MS. NEMECEK: I don't see anything  
 14 wrong with the landscape plan. It's a long  
 15 lot. You have tight spaces on both sides.

16 MR. MUSTACATO: Some Arborvitae here  
 17 and some Rhododendrons. There are some  
 18 evergreens that will not be too consistent, but  
 19 give it some interest and privacy for the  
 20 backyard from the neighbor. That's basically  
 21 the landscape plan.

22 Any other questions regarding that?

23 MS. NEMECEK: No.

24 MR. MUSTACATO: Okay.

25 THE CHAIRPERSON: Back to the front

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 elevation. Margaret, can you -- well, maybe we  
 3 should open for the public hearing first.

4 MS. UHLE: Sure.

5 THE CHAIRPERSON: I would like to open  
 6 Application 21-11, 75 Park Drive, for a public  
 7 hearing.

8 MR. GARCIA-BOU: Second.

9 THE CHAIRPERSON: All in favor.  
 10 (AYE)

11 THE CHAIRPERSON: Margaret, is there  
 12 anyone raising their hand?

13 MS. UHLE: If anyone that's watching  
 14 would like to speak, please raise your hand.

15 No, there doesn't appear to be anybody  
 16 that has any comments.

17 THE CHAIRPERSON: So then, board  
 18 members, are we okay with sending this along to  
 19 the Planning Board before I close the public  
 20 hearing?

21 MR. GARCIA-BOU: Picking up all the  
 22 comments we had, yes.

23 MS. NEMECEK: Yes. Also, one more  
 24 question. Are you going to have any lighting  
 25 on the garage, over the garage, on either side

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
2 of the door?

3 MR. AGOVINO: Honestly, I was thinking  
4 about putting just kind of like some sort of  
5 spotlights because this is for my partner's  
6 daughter, so just so she has light for the cars  
7 on the driveway. So I was thinking somewhere  
8 around underneath those three windows there  
9 just to put like a nice spotlight.

10 MS. NEMECEK: Okay. If you could put  
11 it on this rendering before it goes to the  
12 Planning Board, that would help them I guess.

13 MR. AGOVINO: Absolutely.

14 THE CHAIRPERSON: Bring cuts as well,  
15 lighting or anything.

16 MS. NEMECEK: That will be like a  
17 sensor light, I guess?

18 MR. AGOVINO: Yes, I was thinking if  
19 somebody comes there, because she's going to be  
20 living by herself there, so just something that  
21 turns on if somebody walks up to the house. If  
22 nobody is there, it will stay off.

23 MS. NEMECEK: Okay.

24 THE CHAIRPERSON: Also, the railing, I  
25 don't know, maybe on one of the other

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2 elevations is there any detail on the railing?

3 MR. MUSTACATO: Yes. We have that  
4 detailed as a composite railing. You don't see  
5 it that well on that elevation. Let me go to  
6 this elevation. You can see the railing there.  
7 It will be a white railing.

8 THE CHAIRPERSON: Okay. I would like  
9 to make a motion to close the public hearing.

10 MR. GARCIA-BOU: Second.

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

13 THE CHAIRPERSON: I would like to,  
14 Margaret, go over all the different comments  
15 that we would like to be addressed.

16 MS. UHLE: Sure. I don't know if the  
17 applicant wants to follow-up with me after the  
18 meeting at some point to compare notes, that  
19 would be fine too because you guys were  
20 throwing a lot out. I'm going to read them in  
21 the order that I heard them, so some of them  
22 may be a redundant, but I think we all got the  
23 point.

24 One thing is, when you come back to  
25 the Planning Board, bring a material or sample

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
2 board with you, and also cut sheets of proposed  
3 lighting fixtures, that kind of thing.

4 There was discussion about the garage  
5 door, to provide some fenestration on it,  
6 perhaps have the board and batten style or barn  
7 style door. Members, jump in if I'm saying  
8 something in appropriate or inaccurately.

9 There was talk about accentuating the  
10 front entrance, reducing the size of the column  
11 that's shown, possibly having two columns,  
12 possibly having an arched header over the door,  
13 extending the standing seam roof. I think the  
14 point of those comments was to minimize the  
15 size of the column and accentuate the front  
16 entrance.

17 I believe, Silvio, did you say to put  
18 a smaller window in that upper part of the  
19 gable?

20 MR. LUCA: Yes.

21 MS. UHLE: Okay. Talked about having  
22 the charcoal gray roof, and then also with  
23 darker either gray or black windows to kind of  
24 pop and have some contrast with the white.

25 To have a brick header course over the

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2 garage door, trimming out the garage door all  
3 in brick, show the AC equipment on the plans,  
4 show the proposed lighting on the facade.

5 I honestly believe that's it, because  
6 a lot of the discussion was detailing for the  
7 front entrance and the garage door itself.

8 THE CHAIRPERSON: Also, show the AC  
9 units on the plan.

10 MS. UHLE: I did say that.

11 THE CHAIRPERSON: I'm sorry.

12 MS. UHLE: That's okay.

13 THE CHAIRPERSON: A suggestion: If  
14 you're going to do the black windows, you may  
15 want to do a black front door as well.

16 MR. AGOVINO: I was thinking of that,  
17 actually, as well.

18 THE CHAIRPERSON: Okay. So bring a  
19 cut of the front door as well to the Planning  
20 Board. That's helpful.

21 MS. UHLE: Yes. The Planning Board  
22 and the ARB like to see the cut sheets for the  
23 proposed garage doors, lighting fixtures, and  
24 then also material sample board.

25 MR. MUSTACATO: Okay.

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2 MR. AGOVINO: No problem.

3 THE CHAIRPERSON: Which is a lot  
4 easier to carry to a Zoom meeting.

5 MR. AGOVINO: Definitely.

6 THE CHAIRPERSON: The brick is a lot  
7 lighter.

8 I would like to make a motion to send  
9 Application 21-11 for 75 Park Drive along to  
10 the Planning Board with a recommendation for  
11 approval with the aforementioned comments.

12 MR. GARCIA-BOU: Second.

13 THE CHAIRPERSON: All in favor.  
14 (AYE)

15 THE CHAIRPERSON: Thank you very much.

16 MR. AGOVINO: Thank you, guys. I  
17 appreciate your time. Have a good night.

18 MS. UHLE: You too.

19 THE CHAIRPERSON: Margaret will be  
20 letting in our final applicant for this  
21 evening. The next application that is up is  
22 Application 21-12 for 629 California Road.  
23 Good evening.

24 MR. MAIORANO: Good evening, board.  
25 My name is Adamo Maiorano from Community

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2 Designs and Engineering. On behalf of the  
3 applicant, Luigi Rogliano, we are proposing a  
4 new single family dwelling at 629 California  
5 Road. The site is an undeveloped site. It's  
6 situated in an R15 zoning district.

7 Other than with respect to it having  
8 a -- there's a tennis court occupied on the  
9 actual site, along with some vegetation, some  
10 mature trees, and a small storage shed. All of  
11 these existing impervious surfaces, the shed,  
12 you know, any related conditions will all be  
13 removed. All of our new impervious surfaces  
14 will be captured on site with storm water  
15 mitigation, and we did do site tests and  
16 percolation tests that the town consulting  
17 engineer came out and witnessed.

18 I'm going to share my screen. This is  
19 the existing site. Again, the home is situated  
20 well within the zoning setback boundaries  
21 basically with respect to the front, side and  
22 rear. We had the ability to situate the home  
23 on basically the flat surface of the  
24 topography. We tried to create the least  
25 impact to the natural grade. Along California

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2 Road, there is a pretty steep slope. We're  
3 going to push that slope back, give it a little  
4 more of a natural grade, and the driveway is  
5 sort of dug into that topography. The two car  
6 garage is situated on the basement level, and  
7 there will be stone retaining walls on either  
8 side of the driveway, which they will pretty  
9 much end at the property line, and there will  
10 be a natural curb cut and opening along  
11 California.

12 Again, the trees that are in that area  
13 that will be removed, the applicant did have a  
14 meeting with the Highway Department to get  
15 approval for the removal of these trees along  
16 the right-of-way, and some other trees that are  
17 shown on the site plan that will be removed for  
18 the proposed dwelling.

19 I'm going to go to the elevations.  
20 Again, it's a typical floor plan. Again, like  
21 I said, the garage is situated on the basement  
22 level because it's sort of cut into the site.  
23 I'll just go here.

24 So the front elevation here, the  
25 materials throughout, it's a brick veneer along

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2 the front, it's a Lorraine white. It's mainly  
3 white brick. It has some shades of some  
4 natural earth tones as well that is pretty much  
5 along the entire front elevation of the home.  
6 It's a white stucco along the sides and the  
7 rear. We're going to have black Andersen  
8 windows, simulated divided four over one grid  
9 pattern on all the windows. The garage door is  
10 a Clopay white garage door. All of the trim,  
11 the fascia board and the freeze board is a  
12 white AZEK. The columns are AZEK wrapped  
13 columns. The railings along the side, rear and  
14 front are black metal railings. The roof is a  
15 black architectural shingle asphalt roof. The  
16 lighting, as you see, we're going to have  
17 some -- along the front porch, there are high  
18 hats there. There are barn style lights on the  
19 front garage doors. In the rear of the  
20 dwelling, there's a little covered patio area,  
21 sconce lighting on the back doors; two on the  
22 rear door and one in the little covered patio  
23 area. In the back elevation, the chimney will  
24 be clad in the same brick veneer as the front,  
25 that sort of the white brick. Composite black

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 2 shutters along the front. I'm trying to see if  
 3 I covered all the materials.

4 So pictures throughout. Again, the  
 5 top pictures you see are the existing site.  
 6 There's some fencing, tennis court that I  
 7 mentioned, small shed. All of this obviously  
 8 will be removed.

9 Some pictures of the neighboring  
 10 dwellings. There's a very nice early 1900  
 11 French revival red brick home to the right,  
 12 that's 633. 625 is to the left. That house is  
 13 I guess I would say similar kind of  
 14 characteristics as ours with respect to what's  
 15 happening with the site. We're going to carve  
 16 into the site with the driveway and the garage  
 17 located in the basement, and then it steps up  
 18 to the front door.

19 I'll go to the street-scape. So the  
 20 street-scape here, again, the house to the  
 21 right, 663, is a little bit more at grade  
 22 level, and then to the right, that house is a  
 23 little bit higher. Again, it's sort of a cape  
 24 so, you know, the height is still kind of there  
 25 a little. This elevation, these houses are

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 2 much further away. In order to fit it and give  
 3 an idea of what's going on with the  
 4 street-scape, I had to sort of close them in.  
 5 There's obviously a lot more room on either  
 6 side. The houses are much more spread out.  
 7 Our setbacks on the right and left side are 22  
 8 feet and 26 feet, and those houses as well  
 9 adjacent to the right and left share similar  
 10 setbacks. So they're close to 50 feet away  
 11 from each other.

12 So again, to the color scheme and  
 13 materials. The stucco, the soffits, the stone.  
 14 It's going to be a natural stone retaining wall  
 15 on the driveway on the right, and the left  
 16 bluestone treads with a bluestone walkway  
 17 leading to the front door. This is sort of a  
 18 conceptual image of -- that's actually the  
 19 brick that we're using. Similar  
 20 characteristics of that house, you know, as  
 21 ours, so you get an idea of what it's sort of  
 22 kind of resembling.

23 THE CHAIRPERSON: Is it a standing  
 24 seam --

25 MR. MAIORANO: It shows in this one.

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 2 It's just a regular asphalt shingle roof. It's  
 3 charcoal, so it has that sort of contrast.  
 4 This one has the white windows, we're going to  
 5 do the black Andersen windows.

6 Overall site conditions. The  
 7 condensers are on the left. We're going to  
 8 have screening. There's a walk out from the  
 9 basement on the left side as well. That pretty  
 10 much covers that.

11 The landscape plan. There was a  
 12 landscape plan done by Bob Tramontano.  
 13 Actually, it's not on this --

14 THE CHAIRPERSON: Is that an exterior  
 15 fireplace on the rear elevation?

16 MR. MAIORANO: Yes. On the patio  
 17 area, there's actually going to be an outdoor  
 18 little fireplace for the patio area on the  
 19 outside as well. There's one on the inside and  
 20 then outside. They've done that before on some  
 21 other homes as well. It's a neat feature.  
 22 Obviously, today, everybody wants that outdoor  
 23 living because people are stuck at home. Are  
 24 you able to see the landscape plan or no?

25 MS. UHLE: No.

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 THE CHAIRPERSON: It's still the  
 3 material board.

4 MR. MAIORANO: This is the landscape  
 5 plan prepared by Bob Tramontano. Pretty basic  
 6 planting around the driveway and the front of  
 7 the home and some planting on the back porch  
 8 and rear and then along the property line.  
 9 There's pretty dense screening on the rear.  
 10 There are existing trees that will remain along  
 11 the property line. In between those, we're  
 12 doing some infill planting as well.

13 MS. NEMECEK: I took a look at this  
 14 earlier, and I do have a recommendation. He  
 15 has listed as trees, which are large shrubs,  
 16 which are fine, but he should put some  
 17 understory trees, deciduous trees, like Dogwood  
 18 or Redbud trees, just to break it up a little  
 19 bit further. I know you have established  
 20 trees, and those will do well. You have plenty  
 21 of open area and established trees. Underneath  
 22 that will do well and give it a little more  
 23 vertical interest.

24 MR. MAIORANO: Okay.

25 MS. UHLE: Jennifer, are you talking

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
2 about a specific area?

3 MS. NEMECEK: No. He's just got a lot  
4 of shrubs.

5 MS. UHLE: So some small flowering  
6 trees.

7 MS. NEMECEK: Yes. We're talking  
8 about mid level stuff.

9 MS. UHLE: Dogwoods or Redbuds?

10 MS. NEMECEK: Yes. The Redbuds and  
11 Dogwoods breaks it up a little bit, instead of  
12 just having deciduous large trees and shrubs.

13 MR. MAIORANO: So you're saying to --

14 MS. NEMECEK: To add understory trees  
15 like Dogwoods and Redbuds.

16 MR. MAIORANO: Got it. Okay. Did you  
17 want me to go back to the plans?

18 THE CHAIRPERSON: To the elevations,  
19 please.

20 MR. GARCIA-BOU: Go to the elevations.  
21 If you go to your rendering, I see on your  
22 rendering you have one, two, three columns.

23 MR. MAIORANO: Four.

24 MR. GARCIA-BOU: You have four here,  
25 but in your rendering you have --

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2 THE CHAIRPERSON: That's just a  
3 suggestion, that rendering.

4 MR. LUCA: That's not a rendering of  
5 the home.

6 MR. MAIORANO: That's just a  
7 conceptual image.

8 MR. GARCIA-BOU: It looks nicer with  
9 only one, two, three columns.

10 THE CHAIRPERSON: Can we have the  
11 other home instead?

12 MR. MAIORANO: The entryway, we have  
13 two columns, right and left, and then we  
14 centered on that triple window the two columns.  
15 That's just to get an idea of what the brick  
16 looks like.

17 MR. GARCIA-BOU: I like that house.

18 MR. MAIORANO: Kind of similar ideas.

19 MR. GARCIA-BOU: Understood.

20 MR. MAIORANO: Again, the garage is  
21 down below, so it's a little different  
22 conditions.

23 THE CHAIRPERSON: I think you do have  
24 two places for the standing seam roof.

25 MR. MAIORANO: I could ask the owner.

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21

2 I know, the front bay and the front porch.

3 THE CHAIRPERSON: We're being teased  
4 by that conceptual.

5 MS. UHLE: Honestly, sometimes I think  
6 the conceptual photos are a little bit

7 confusing. When you guys do that, you might  
8 want to just do a detail of the brick or

9 something like that, because sometimes board  
10 members do get distracted by the conceptual.

11 MR. MAIORANO: Again, we're looking at  
12 just a computer image elevation.

13 THE CHAIRPERSON: Good thing it didn't  
14 have copper gutters.

15 MR. MAIORANO: That's true. We're  
16 just doing, you know, white aluminum.

17 THE CHAIRPERSON: I'm just joking.

18 MR. MAIORANO: I didn't mention that  
19 though.

20 THE CHAIRPERSON: Otherwise, I think  
21 it's nice. I think that that brick is really  
22 nice. It looks kind of whitewash.

23 MR. MAIORANO: Exactly. It is very  
24 nice.

25 THE CHAIRPERSON: It's a nice warm

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
2 white.

3 MR. MAIORANO: A little different.

4 THE CHAIRPERSON: Go back to that  
5 brick. I do like it.

6 MR. MAIORANO: Sure.

7 THE CHAIRPERSON: If you could go to  
8 that board with the brick on it.

9 MR. MAIORANO: Sorry.

10 THE CHAIRPERSON: I promise, I won't  
11 ask for anything else.

12 MR. MAIORANO: When you look at just a  
13 big picture of the brick, sometimes you're  
14 like, wait a second, what does that look like  
15 on the house. I mean, obviously, it gives you  
16 a good idea, that conceptual image, but it  
17 throws off some other ideas.

18 MS. NEMECEK: Is that the natural  
19 stone color that you're also going to be using  
20 that you're showing for the retaining walls?

21 MR. MAIORANO: Yes, pretty much. They  
22 kind of mingle a little bit together.

23 THE CHAIRPERSON: It kind of matches  
24 the stone wall next door; right?

25 MR. MAIORANO: Yes. This here to the

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1 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 4/1/21  
 2 left has natural stone. Real stone. No kind  
 3 of veneer or anything.

4 THE CHAIRPERSON: So, Margaret, I  
 5 would like to make a motion to open the public  
 6 hearing for this application; anyone second?

7 MS. NEMECEK: Second.

8 THE CHAIRPERSON: All in favor.

9 (AYE)

10 THE CHAIRPERSON: Margaret, is there  
 11 anyone in the audience?

12 MS. UHLE: If anyone would like to  
 13 comment, please raise your hand.

14 Actually, there are no hands raised.

15 THE CHAIRPERSON: Okay. In that case,  
 16 I am going to make a motion to close the public  
 17 hearing for Application 21-12.

18 MS. NEMECEK: Second.

19 THE CHAIRPERSON: All in favor.

20 (AYE)

21 THE CHAIRPERSON: So I think, board,  
 22 we all agree that this can go along to the  
 23 Planning Board?

24 MS. NEMECEK: Yes.

25 MS. UHLE: There were two

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 2 recommendations. One was to add the understory  
 3 trees on the site, such a Dogwood or Redbud,  
 4 small flowering trees, and to possibly consider  
 5 the standing seam roof I guess over the window  
 6 and the porch. That was it.

7 THE CHAIRPERSON: So I would like to  
 8 make a motion to move Application 21-12, for  
 9 the address 629 California Road, along to the  
 10 Planning Board with the recommendation of  
 11 approval with the aforementioned notes.

12 MS. NEMECEK: Second.

13 THE CHAIRPERSON: All in favor.

14 (AYE)

15 MR. MAIORANO: Thank you. I  
 16 appreciate it.

17 THE CHAIRPERSON: Thank you, Adamo.

18 MR. MAIORANO: Thank you for your  
 19 time.

20 THE CHAIRPERSON: I guess that's it  
 21 for this evening. I would like to make a  
 22 motion to close the ARB meeting of April 1st,  
 23 2021.

24 MS. NEMECEK: Second.

25 THE CHAIRPERSON: All in favor.

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 2 (AYE)

3 MS. UHLE: Thank you for your time,  
 4 everybody.

5 THE CHAIRPERSON: Thank you.

6 MS. UHLE: Have a good weekend.

7 THE CHAIRPERSON: Yes, have a nice  
 8 weekend.

9 (Meeting adjourned.)

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 2 C E R T I F I C A T I O N  
 3

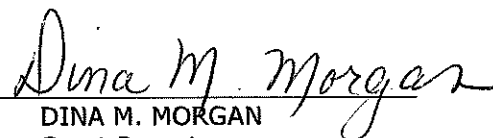
4 STATE OF NEW YORK )  
 ) SS.  
 5 COUNTY OF WESTCHESTER)

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

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

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

19 IN WITNESS WHEREOF, I have hereunto set  
 20 my hand this 29th day of April, 2021.

21  
 22   
 23 DINA M. MORGAN  
 24 Court Reporter  
 25

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CORRECTION SHEET

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