

TOWN CLERK
EASTCHESTER, N.Y.

TOWN OF EASTCHESTER
Building and Planning Department

TRANSCRIPT OF
TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

APRIL 4, 2019

MAY 10 2019

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

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

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audience, that you do take that out because it's very distracting and it's picked up on the, you know, mics and everything. This is being recorded and the people are watching at home. So if you would please honor that.

Approval of minutes. Margaret, we have present --

MS. UHLE: Since everyone is here, you could approve all of them.

THE CHAIRPERSON: Approve all the outstanding minutes?

MS. UHLE: Yes.

THE CHAIRPERSON: Okay. So I would like to make a motion to approve -- do we have to do them one by one?

MS. UHLE: Yes, you should because actually only certain of you attended the meetings. So the June 7th, 2018 would be you, Carlos, and Silvio.

THE CHAIRPERSON: I would like to make a motion to approve the minutes of June 7th, 2018.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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THE CHAIRPERSON: Good evening, everyone, and welcome to the April 4th, 2019 Architectural Review Board meeting. If you would all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Welcome, everyone. We have a pretty full agenda, so I just wanted to preempt the meeting tonight with the request that if for some reason there's something that you need to talk amongst yourselves in the

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MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: Aye.

MR. LUCA: Aye.

THE CHAIRPERSON: Next up meeting minutes are from January, and who was at that?

MS. UHLE: Everyone except Carlos.

THE CHAIRPERSON: I would like to make a motion to approve the minutes for the January 3, 2019 meeting.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

MR. MCINTYRE: Aye.

MR. LUCA: Aye.

MS. NEMECEK: Aye.

THE CHAIRPERSON: The last is February where it was me and Carlos and Enda. I would like to make a motion to approve the minutes from February 7th, 2019.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

MR. MCINTYRE: Aye.

THE CHAIRPERSON: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: So now we can go on

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1 to all the new business. Our first application
2 up is Application 18-36 For Cemetery Lane, Holy
3 Mount Cemetery.

4 MR. LAZARCHECK: Yes, I'm Joe
5 Lazarcheck. We're here for Holy Mount
6 Cemetery, which an indoor/outdoor columbarium
7 is before the Architectural Review Board.

8 I believe you're all familiar with the
9 location of Holy Mount Cemetery. The access
10 road into Holy Mount Cemetery is off of here
11 and it goes up this drive, and the project
12 location within the site is this highlighted
13 red area. That highlighted red area is
14 represented by this model. That's the existing
15 building at the site, and what we're proposing
16 to do is demolish the existing building but
17 recreate it in footprint and height that's
18 there and now, and then create a walled court
19 or garden which would hold the columbariums or
20 the individual niches. This is a similar
21 project which we created eight years ago up at
22 a church in upstate New York. This was the
23 existing church, and this is the outdoor garden
24 columbarium of that portion that we created,

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1 which would be the same proportion as what
2 we're doing here. It's about a 5 foot high
3 wall which is capped in stone, outside is
4 stone. It's very similar to the same concept
5 as this. Here's another picture of it. All
6 this was done, landscaping and everything was
7 all part of this project, which would be
8 similar to this project except the materials,
9 you know, some of the colors have changed to go
10 with what we're doing here versus what's there.

11 The actual plan -- I'll keep this in
12 relationship to the model -- this is the indoor
13 columbarium, which is here, and this is, again,
14 the outdoor columbarium. Again, that's all
15 turned inside, so when you look at it in
16 relationship to this previous building, you see
17 an exterior stone wall but all the niches are
18 inside. Everything is internal. Nothing is
19 exposed to the surrounding neighbors and such.
20 Again, the wall is only 5 feet high and it's
21 landscaped. I'll have our landscape architect
22 just go over the landscape plan which we
23 propose to do too.

In terms of the materials, the roof

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1 would be a slate, the exterior would be a stone
2 veneer, and the stone veneer we would wrap
3 around the garden walls, and that would also be
4 capped with granite. Billy, do you want to
5 just hold these up. This is the proposed stone
6 for the wall on the building. This would be an
7 example of the front of the niches. This would
8 be the slate roof. As you can see, it's all
9 earthly colors. This would be the cap that
10 would go around the top of the wall. The
11 interior of the columbarium is porous pavers.
12 That's an example of what it is. It's a
13 Unilock material. That's our drainage. It's
14 all internal also.

15 Lighting. There's four lights on the
16 building, two at each door location per code.
17 No exterior lighting. It works from dawn to
18 dusk, the time that it's open. The lights
19 would be on actually motion sensors just, you
20 know, for the use them if anything they have to
21 go up for an emergency, the police would have
22 to go, the lights would come on. Otherwise,
23 there is no other lighting. The lights would
24 be a standard black metal lamp. They're

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1 basically just a wall mounted, you know,
2 lantern, you know, 60 watt bulb. It's nothing
3 that extreme.

4 THE CHAIRPERSON: I think you touched
5 on this, but I'm sorry I didn't catch it. The
6 floor or the --

7 MR. LAZARCHECK: The walkway of the
8 interior.

9 THE CHAIRPERSON: Right, in the
10 interior. Is it pavers you said?

11 MR. LAZARCHECK: Yes. It's Unilock
12 pavers, and it's a porous paver so that the
13 drainage would go down.

14 I'll just have the landscape architect
15 touch on the landscaping because it's quite
16 extensive. It's also represented in the
17 previous project that we had done.

18 MR. SHERWOOD: Good evening. Robert
19 Sherwood, landscape architect.

20 There are three trees being removed as
21 part of this application. They are down in the
22 corner of the property in here. There is a
23 slope that comes down towards the neighboring
24 properties. The larger deciduous trees that we

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1 have planted around it are Yochino Cherry to
2 give it a little flower color early in the
3 spring, and then the backside of the wall that
4 is impacting the neighbors, I tried to make it
5 more residential in effect with some Hydrangeas
6 that will give it some bloom and some Boxwoods,
7 things that are low maintenance for the Holy
8 Mount Cemetery. I did put a few evergreens in
9 there as well to kind of block up some of the
10 sight lines that might be exposed from the tree
11 removal. Underneath the Cherries up front,
12 we've done Hydrangea against the wall and then
13 just a ground plain of Liriope, which kind of
14 gives it a ground cover effect. Again, low
15 maintenance, easy to maintain, but give it some
16 flowering color throughout the year.

17 THE CHAIRPERSON: Of all of what you
18 just described there, is any of it evergreen
19 then or all of that is really kind of seasonal?

20 MR. SHERWOOD: No. The Boxwoods are
21 evergreen, I have some Green Giant Arborvitae
22 planted as well, which are evergreens, and I
23 believe some American Holly on the backside of
24 the unit as well.

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1 MS. NEMECEK: So the larger trees that
2 are indicated on that plan, are those the
3 Boxwoods or the Cherries?

4 MR. SHERWOOD: These here are the
5 cherry trees.

6 MS. NEMECEK: Those are the Cherry
7 trees?

8 MR. SHERWOOD: Yes.

9 MS. NEMECEK: Okay. It's really
10 important because of the nature of the place --
11 it's pretty barren right now and it's a
12 contemplative place -- I think we need to think
13 a couple of -- if you can put a little more --
14 I don't know if you're addressing the steepness
15 of the slope exactly there. If you show the
16 model again. Do you have the model?

17 MR. SHERWOOD: We're planting right on
18 the slope.

19 MS. NEMECEK: Can we just take a look
20 at the model again?

21 MR. LAZARCHECK: Those contours are 1
22 foot, they're not 2 foot.

23 MR. SHERWOOD: So what we're trying to
24 do on any disturbance because it's going to be
25

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1 pretty tight along the wall because that's
2 where I'm planting, I'm trying to leave the
3 existing vegetation there. There is a dense
4 mass of vegetation that exists. Farther
5 down --

6 MS. NEMECEK: Is a retaining wall;
7 right?

8 MR. SHERWOOD: Farther down on the
9 property line there is a retaining wall, but up
10 in here we have some drainage structures going
11 on, so we're planting below those in the slope.

12 MS. NEMECEK: Okay.

13 MR. LAZARCHECK: Going back to the
14 steepness of the grade, this is an earlier
15 study of -- this is at the property line and
16 you could see the grade change. So if you're
17 down at the neighboring property and you're
18 looking up and the grade crests and here's our
19 wall, you're really only going to see the first
20 6 to 8 inches of the top of our wall. So your
21 view is going above our wall. That's without
22 any landscaping. Once you add the landscape --
23 that's what I'm saying -- it's going to --

24 MS. NEMECEK: Where's the existing

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1 vegetation that you're going to keep on that?

2 MR. LAZARCHECK: In terms of Rob's
3 plans, the Cherries are going to be right here
4 and the in fill is going to be at the top of
5 this peak. It's creating a natural barrier.

6 If you put them, again, close to the property
7 line, it's not going to help that much.

8 THE CHAIRPERSON: I think her question
9 was more about what is existing and what's
10 going to stay; is it on the slope?

11 MS. NEMECEK: Is that existing
12 vegetation going to stay on the slope?

13 MR. LAZARCHECK: Yes. We're not going
14 beyond that. Again, we're working with the
15 town engineer right now to resolve all the
16 issues of the soil and erosion control. That's
17 all being worked out right now prior to our
18 submittal to the Planning Board. Most of the
19 drainage, again, is interior because we kept it
20 within the walls of the columbarium.

21 THE CHAIRPERSON: I know that that
22 building is there or an existing building is
23 there in that footprint, but what is here now
24 or what was there now?

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 2 MR. LAZARCHECK: It's a storage
 3 building, a caretaker's --
 4 THE CHAIRPERSON: No, where the
 5 columbarium is.
 6 MR. LAZARCHECK: You mean this section
 7 right here?
 8 THE CHAIRPERSON: Yes, the new
 9 section.
 10 MR. LAZARCHECK: That's just storage,
 11 you know, where they had some storage fencing.
 12 MS. UHLE: It's mostly kind of grass
 13 and brush. In fact, there's a fence near there
 14 as well, which almost appears to be the
 15 property line. So you're not even aware that
 16 that's part of the property. It's really
 17 mostly overgrown vegetation, some pavement, and
 18 then vegetation.
 19 MR. LAZARCHECK: This is the existing
 20 building that's there now. That's a picture of
 21 the existing building that's there now. So the
 22 columbarium is going right where this truck is,
 23 right along there.
 24 THE CHAIRPERSON: What photo is that?
 25 MR. LAZARCHECK: Photo D. Photo D.

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 2 THE CHAIRPERSON: I have numbers. I'm
 3 sorry.
 4 MR. LAZARCHECK: That's another
 5 booklet. There's another booklet that also has
 6 the letters. There should be another one in
 7 there. There's a tremendous amount of
 8 pictures.
 9 MR. MCINTYRE: Just as a matter of
 10 interest, how wide is the roadway?
 11 MR. LAZARCHECK: I don't know the
 12 exact width of the roadway. It's passable with
 13 two cars.
 14 THE CHAIRPERSON: Are there any other
 15 questions from the board, or is it okay if we
 16 open it up for the public meeting?
 17 MR. MCINTYRE: Are there any services
 18 required for this columbarium?
 19 MR. LAZARCHECK: None. They have
 20 water and electric, that's it. There's no
 21 other services. There's no toilet facility or
 22 so on.
 23 MS. NEMECEK: Is there going to be any
 24 seating within it?
 25 MR. LAZARCHECK: No. I shouldn't say

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 2 that. There are one or two areas where we have
 3 a bench built in. That's here, opposite here,
 4 and there's a bench here and a bench here.
 5 MS. NEMECEK: I can't see.
 6 MR. LAZARCHECK: Let me go back to the
 7 plan. If you look at the plan that was
 8 submitted, there's one bench here and there
 9 will be a bench here and here. Those will be
 10 out of the stone material also. Within inside
 11 the building, there's a bench and a bench, but
 12 they're built into the units.
 13 MS. NEMECEK: Can you bring the model
 14 over, please?
 15 MR. LAZARCHECK: Sure.
 16 MS. NEMECEK: And these are 1 foot?
 17 MR. LAZARCHECK: Yes.
 18 MS. NEMECEK: I hope you really
 19 reconsider the steepness of the slope and
 20 replanting that and not just leaving whatever's
 21 there because you have an opportunity to do so.
 22 MR. LAZARCHECK: We'll do erosion
 23 control.
 24 MS. NEMECEK: I know you can't get too
 25 close to the retention area with the trees.

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 2 It's really a place where people are coming,
 3 and I think that would be important to fix or
 4 finish. Thank you.
 5 THE CHAIRPERSON: So I would like to
 6 open Application 18-36 for a public hearing.
 7 MR. MCINTYRE: Second.
 8 THE CHAIRPERSON: All in favor.
 9 (All aye.)
 10 THE CHAIRPERSON: If there is anyone
 11 here from the community that would like to
 12 speak or has any questions regarding this,
 13 please one at a time if you would come up to
 14 the mic and give us your name and address.
 15 MR. LERNER: My name a Robert Lerner.
 16 I live at 11 Dell Drive in Lake Isle. I would
 17 like to know whether any of the construction is
 18 visible from Lake Shore Drive or from any of
 19 the other residences other than the two that
 20 are pictured as being directly adjacent, and
 21 whether or not there is a mockup of what it
 22 will look like.
 23 MS. UHLE: I think I might be able to
 24 answer it quickly, and if I'm wrong, let me
 25 know. The tallest structure that they're

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1 proposing is actually in the exact same
2 location and the exact same size as the
3 existing storage building there, and I don't
4 believe that you could see that from any other
5 locations other than I think the second floors
6 of the two adjacent properties. Otherwise, you
7 would not see those 5 foot walls from any other
8 offsite locations. So if you don't see that
9 building now, you shouldn't see any of this; is
10 that correct?

11 MR. LAZARCHECK: Yes.

12 MR. LERNER: Thank you.

13 THE CHAIRPERSON: Next up.

14 MS. SALERNO: Hi. I'm Anna Salerno.
15 I'm at 15 Lake Shore Drive. My concern is the
16 roadway going up. It does not fit two cars.
17 That's my backyard basically, that road that
18 goes up to the cemetery. It doesn't fit two
19 cars. So my thing is, what happens on Mother's
20 Day and Father's Day and you got 200 people
21 going to visit the columbarium? There is no
22 way more than four cars fit up there at one
23 time.

24 My other concern is -- I mean, it's

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1 probably not even a concern of many people, but
2 during the winter when it snows, everybody
3 parks on that road to go sledding. That's a
4 landmark for the Town of Eastchester. All the
5 kids go sledding at Lake Isle on the golf
6 course on the hill. It's such a wonderful
7 thing. To take that away from our community,
8 that's terrible. My kids are grown now, so one
9 way or another it doesn't matter to me, I'm
10 just thinking about the community as a whole.

11 Most importantly, I think my main
12 concern is the roadway. It's a hazard. It's
13 one road in, one road out. So I don't know how
14 they're going to work this out Mother's Day,
15 Father's Day, significant days when you've got
16 50, 60, 70 people going to visit the
17 columbarium at the same time.

18 THE CHAIRPERSON: Primarily, the ARB
19 is really here for the aesthetics of the
20 application, so that issue, those kinds of
21 questions and issues are really for the
22 Planning Board. There's not much that we can
23 really have a say in that.

24 MS. UHLE: I would also like to say, I

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1 really would recommend that somebody from the
2 church attend the Planning Board meeting. I
3 could tell you how I think they would respond
4 to that question, but that's really not my
5 responsibility I think. The issues like storm
6 water management, traffic and parking, those
7 are things that the Planning Board would look
8 like in more detail. This board is an advisory
9 board to the Planning Board with regard to the
10 aesthetics of the proposed structures.

11 MS. SALERNO: Aesthetics wise, have
12 you been there recently? Have you been there
13 in the past ten years? It was not maintained
14 aesthetically at all ever. Ever. So what
15 makes us think that it's going to be maintained
16 after this. What are they going to do to the
17 roadway going up aesthetic wise on the left and
18 the right because if you try to fit two cars,
19 somebody is going in a ditch. So aesthetically
20 they're going to have to do something to the
21 road, and I would like to know what they're
22 going to do about that because then it's going
23 to affect me on my property and how it looks
24 going up to that road, up to the cemetery.

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1 MS. UHLE: Again, I could tell you how
2 I think the church would respond, and this was
3 before the Zoning Board two different months
4 for a public hearing, and one of the reasons
5 that they said that they're proposing the
6 columbarium is so that they could generate
7 additional funds to better maintain the
8 property because they acknowledged that they
9 have not been able to maintain the property
10 over the past few years. In fact, my
11 department has received complaints about that.
12 Again, it would be helpful if someone from the
13 church were here to answer those questions, but
14 again, that's more the questions that would be
15 asked at the Planning Board and addressed
16 there.

17 MS. SALERNO: They should address it.
18 They should speak to the landscape designer and
19 figure out how they're going to make it -- how
20 it's going to affect the houses going up to the
21 cemetery, if they're going to do anything there
22 at all.

23 MS. UHLE: All of the comments that
24 are relevant to the Planning Board, I'll make

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1 sure that those are forwarded to them.

2 MS. SALERNO: Thank you.

3 THE CHAIRPERSON: Thank you for
4 coming.

5 MR. ROMAGNOLI: Hi. My name is James
6 Romagnoli, and I live at 21 Lake Shore. This
7 is right behind my property, this structure.
8 The hill that's right behind my property,
9 there's massive trees that are up there now.
10 If they're going to do any kind of landscaping,
11 what's going to affect the trees that are there
12 now. If they do any excavation, will it
13 compromise the roots of these trees? Right
14 now, there's a lot of trees up there, and I
15 don't see enough room for this wall between my
16 property and the hill right now. What's the
17 trees they're proposing?

18 MS. UHLE: Based on comments and
19 concerns at the Zoning Board meeting, and your
20 neighbors, I think it's the Leibowitzes,
21 expressed the same concern, the town has
22 retained an independent engineering consulting
23 firm that's looking at storm water management,
24 erosion control, and landscaping in those very

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1 areas that you're talking about. In fact, the
2 engineer and I went out to the site together
3 and spent quite a bit of time there, and I
4 believe he met with the applicant as well
5 because we want to make sure that if vegetation
6 is removed, that sufficient vegetation is
7 replaced for both storm water management issues
8 and for screening issues, and we want to make
9 sure there's no negative consequences with
10 regard to storm water management. So we do
11 have an engineer that's been working with the
12 applicant both out in the field and in the
13 office to try to make sure those issues are
14 addressed. Those will be presented in more
15 detail again at the Planning Board meeting.

16 MR. ROMAGNOLI: A lot of these trees
17 are right on the borderline between that
18 property and my property. They actually
19 border. A couple of trees came down over the
20 last 10 years. Some are mine, some of the
21 church. They took care of it, I took care of
22 it. It's right at the borderline of the hill.
23 I don't know how they're going to clean that
24 whole thing out. I get enough garbage coming

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1 down enough on my property from that little
2 storage area they got. I get a lot of garbage
3 in the back of my property from them dumping
4 and stuff.

5 MS. UHLE: We need to keep punting to
6 the Planning Board, but again, that's the
7 purpose of the site plan approval process.
8 They definitely look at those aspects in much
9 more detail and will address them. I recommend
10 that you come back to the Planning Board
11 meeting as well. As I said, I'll make sure
12 they forward these comments. Some of them
13 we're aware of based on the comments that were
14 made at the Zoning Board meeting.

15 MR. ROMAGNOLI: I understand. All
16 right. Thank you.

17 THE CHAIRPERSON: Thank you for
18 coming.

19 MR. JENNINGS: Hi, everybody. I'm
20 John Jennings. I live at 9 Innisfree Place. I
21 live right next door to this.

22 I heard your comments about
23 maintaining the property. I guess this isn't
24 the time for that. They can't maintain the

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1 property they have right now. They won't do
2 anything about what they got right now. I
3 moved into this house probably about two years
4 ago, and I've been to the church many times,
5 I've showed them photos. Their current
6 landscapers, they dump all their garbage on my
7 property. There was a fence there, it was
8 falling down, I ended up taking the rest of it
9 down. I spent thousands and thousands of
10 dollars on trees because they won't fix their
11 fence. They won't do anything. When I bought
12 the house, there was no more plots for sale.
13 That was one of the reasons we bought the
14 house. So now they're going to open it up to
15 more people, there's going to be more traffic.
16 There's people in there at night, they don't do
17 anything about it. We had the police coming by
18 every night for a couple of weeks. I can't see
19 how you're going to allow this to go on to
20 allow this to be built.

21 You're talking about the Catholic
22 church, they don't have enough money to
23 maintain what they have, and they want to put
24 more so they could get more -- this is the

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1 Catholic church we're talking about, right, is
2 that who owns it?

3 MS. UHLE: It is, yes.

4 MR. JENNINGS: They have plenty of
5 money to maintain everything they got. They
6 don't want to do it. When you call, they don't
7 want to talk to you. When you go there, they
8 don't want to talk to you. They're terrible
9 neighbors now, and they're just going to be
10 worse neighbors if you allow this to go on.
11 This is ridiculous that they're even
12 contemplating doing this. When is this
13 Planning Board meeting?

14 MS. UHLE: The Planning Board meeting
15 is -- I will tell you specifically in minute.
16 I think it's April 25th, but let me confirm
17 that. It is important that you come and
18 express that when representatives from the
19 church are here so that they could respond to
20 that. The Planning Board meeting is April 25th
21 in this room.

22 MR. JENNINGS: Okay. Thanks a lot.

23 THE CHAIRPERSON: Is there anyone else
24 this evening who is here for that application?

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1 MS. UHLE: Do you want the applicant
2 to respond?

3 THE CHAIRPERSON: Do you think that
4 there were any questions there that they
5 were --

6 MS. UHLE: Do you want to respond?

7 MR. LAZARCHECK: It's more for the
8 Planning Board meeting.

9 MS. UHLE: Yes. Okay.

10 THE CHAIRPERSON: So then back to the
11 actual application and why you're here with us
12 aesthetically for that building. I do believe
13 that the materials and the plan proposed for
14 the building is definitely an improvement to
15 what's there, that building, which is really
16 what we're looking at, as well as the landscape
17 and the beauty going around it.

18 I guess as a member of the community
19 if you could pass along to the church the
20 extreme concern about the care that they are
21 doing for their property and --

22 MS. UHLE: I've expressed that to
23 them, and they're aware of that as well.
24 Again, the Planning --

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1 THE CHAIRPERSON: It would be helpful
2 if they started that before. As this plan is
3 going along, if maybe the neighborhood could
4 see that, you know, they truly have intentions
5 of cleaning the place up. I'm sure there are
6 things that they could do in that direction
7 that would, you know, help their promises.

8 MR. MCINTYRE: If I may. Margaret,
9 you passed out a letter earlier also from one
10 of the residents that they shared to us members
11 of the board. Again, I think they sort of
12 echoed some of the sentiments of some of the
13 people who sort of shared their concerns. As
14 the design professionals, the people
15 responsible for designing this building and
16 landscaping this space, are there enhancements
17 that you guys could take on board to address
18 some of the sort of thoughts that's been shared
19 here with people who are clearly invested in
20 this neighborhood? This development, if it
21 does move ahead, is literally in their
22 backyard. As part of the some of the things
23 that you've heard here tonight, is this
24 building visible in any way, shape, or form

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1 from Lake Shore Drive, number 1? You did make
2 reference that it's not, but I would just sort
3 of urge you to be clear --

4 MR. LAZARCHECK: This --

5 MR. MCINTYRE: Let me finish for a
6 second. -- Be clear that it's not.

7 Number 2, is there any sort of
8 runoff -- it is a sloped piece of property --
9 with the sort of clearing of the existing
10 vegetation and the addition of some landscape;
11 is that going to have any impact on water
12 runoff because it is a sloped site and it does
13 slope downhill away from your site? That's
14 number 2.

15 Number 3, is there any further
16 enhancements or betterments that can be done to
17 the landscape design to mask the new
18 construction and to possibly not have it being
19 as front and center and obvious throughout the
20 seasons to the adjacent neighbors? Just in
21 terms of being good neighbors -- and I know
22 this is not something that you can comment
23 on -- just the whole sort of access and egress
24 to and from the space, I think that is

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1 something that's a strong consideration, but
 2 certainly items 1, 2, and 3 should be something
 3 that you guys should be able to speak
 4 specifically about and ensure some of the
 5 residents that spoke here tonight, as well as
 6 the Leibowitzes who live right behind this,
 7 that these are enhancements that are fair
 8 statements. If I was a neighbor, I would have
 9 the same concerns. As the design professionals
 10 and the people in charge of designing and
 11 landscaping this proposal, you know, these are
 12 issues that can be sort of clearly taken on
 13 board and hopefully addressed to the betterment
 14 of the neighborhood.

15 MS. UHLE: I know you're asking the
 16 applicant, so if you want to go first, I can
 17 follow-up.

18 MR. LAZARCHECK: Your first item.
 19 This building is lower than the building that's
 20 there. We did that in reaction to or I should
 21 say we had earlier comments at the Planning
 22 Board and Zoning Board level, so we reduced the
 23 height of the building to reflect those
 24 comments. We've taken care of a number of

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1 comments that were raised tonight earlier on.
 2 Same with the landscaping. Margaret will know
 3 that we had an additional landscaping survey
 4 done with smaller caliber trees that were
 5 there, and we added additional landscaping to
 6 our plan over the last, you know, two meetings
 7 with the Zoning Board and the Planning Board.

8 Again, this will all be addressed
 9 again, items 2 and 3, at the Planning Board
 10 meeting that's scheduled for next month.

11 In terms of the building size, the
 12 building is clearly what's there now in terms
 13 of proportions.

14 MS. UHLE: Enda, I'm just going to
 15 repeat what I said earlier, and some of this is
 16 repeating what the architect just said, the
 17 building that's proposed is the exact same size
 18 as what's there, so it's not going to be any
 19 more visible than it is now. As I said, we
 20 have already had significant conversations with
 21 the applicant and our own engineers and
 22 landscape architect to make sure -- they're not
 23 allowed to have a net increase in storm water
 24 runoff, but we're looking even beyond that in

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1 terms of not only implementing some drainage
 2 facilities but supplementing that with
 3 additional landscaping. So not only does the
 4 applicant know, but our own consulting
 5 engineers know that the priorities are storm
 6 water management issues to make sure there are
 7 zero negative impacts to neighbors, screening
 8 issues, and erosion control issues. So I think
 9 that that kind of went to most of your points.
 10 So they are continuing to work on those with
 11 the involvement of our own engineers. Those
 12 were the primary concerns expressed at the
 13 Zoning Board meeting.

14 With regard to traffic and
 15 transportation issues, the Zoning Board did
 16 consider those issues and relied on a lot of
 17 the church's responses to their questions and
 18 concerns. They also consulting the Police
 19 Department about it. The Planning Board will
 20 look at that in more detail.

21 Another thing that the Planning Board
 22 could do is talk about sort of the site as a
 23 whole. The applicant has been forewarned about
 24 this, that the Planning Board may request that

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1 they replace or repair existing fencing. They
 2 look at the bigger site.

3 Based on the comments that were made
 4 at the Zoning Board, I think the applicant, our
 5 consultant and the Planning Board are very
 6 aware of what those concerns are.

7 MR. MCINTYRE: I understand. I just
 8 wanted to sort of have it sort of part of the
 9 minutes of this meeting, and obviously have it,
 10 you know, sort of clearly laid out and
 11 responded to, and very eloquently by you,
 12 Margaret. I didn't see the ZBA meeting, but I
 13 think this is the forum where it can be seen by
 14 the community, as well as it can be addressed
 15 to some of the comments of some of the
 16 residents, as well as the Leibowitzes who not
 17 here tonight. So thank you for clearing that
 18 up.

19 THE CHAIRPERSON: So that being said,
 20 I would like to make a motion to close the
 21 public hearing for Application 18-36.

22 MR. GARCIA-BOU: Second.

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

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THE CHAIRPERSON: Any more comments or questions or concerns from the board?

MS. NEMECEK: We're going to go over the comments?

MS. UHLE: I don't think you had any comments above and beyond what I just said a couple of times.

MS. NEMECEK: I just wanted to make sure.

MS. UHLE: Do you want me to go through them again?

MS. NEMECEK: No. I just wanted to make sure.

MS. UHLE: If you're going to refer it to the Planning Board with a recommendation to approve, you're talking about approving the aesthetics of the walls and the building. Those other issues are all still outstanding.

THE CHAIRPERSON: Correct. I would like to make a motion to send Application 18-36 along to the Planning Board with a recommendation for approval of the aesthetic buildings proposed with a recommendation for a lot of other questions to be answered.

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MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Thank you all for coming. We really appreciate your comments and for coming out. It's important.

Our next up application is Application 19-04, 51 Orchard Street. Good evening.

MR. SCHLOMANN: Good evening. My name is Sid Schlomann, Architect, on behalf of the owners of 51 Orchard, or the new owners.

The application is for a rear addition to a one story residence. The site is on about a third of an acre in a 6,000 square foot zone, so it's a rather oversized piece of property. The residence is very -- existing -- weighted to the east side of the property. There's an existing detached garage, which is non-conforming, very close to the property line. We are proposing to remove that detached garage and construct a new one fully within the proper setbacks.

The property to the east, if you can see here, it's actually an irregular shaped

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lot, that belongs to a resident on Carrie.

It's almost like a reverse flag lot. This property right here is a chain link fence dog run.

What we're proposing is to keep the front facade of the existing house and extend towards the rear. Let me just pull out another drawing here. This is an aerial view of the existing house, the existing garage, and the adjacent property. See, it's very naturally screened, there's lot of bamboo, evergreens planted there by the previous owner, so it's very screened.

This is 51 Orchard here on the left, and this chain link fence is the existing adjacent property, which is the dog run that we would be neighbors to.

Some existing photos of the existing residence. The front facade, you could see, gray with black shutters, windows are grill six over ones. The windows kind of vary. Every new window we're going to put on the rear addition will be six over six. As the windows are updated, they'll be made to match. Right

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now it's just kind of a mix within the existing facade. This is the front. We're trying to maintain the quaint front facade to the street by doing the addition not horizontally on the street front but on the rear side because there's a lot of room in the rear.

One of the things we are proposing, in the rear there's a structure here that's a flat roof, the rear addition will connect the house from the new part to the old part, and we're propose to put a more standard gable roof to go in line with the current roof lines of the existing house, match the pitch, match the shingles so that the front, the connector, and the rear of the house will all be cohesive. Similar material, similar siding, similar windows, and similar roof pitches.

One of the problems with the existing garage that is located literally a couple of feet away from the property line, is that the driveway you go in and you have to back out onto Orchard Street. What we're proposing is to remove that completely, extend the driveway, give a little maneuvering area, put the

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1 detached garage in the rear so the owners can
2 maneuver and don't have to back out at all, and
3 alleviate the non-conformity of the garage and
4 also alleviate the unsafe backing out of the
5 driveway.

6 So the existing front facade is here.
7 This is all the existing main part of the
8 house. Here you start to see, as you move
9 towards the rear, the transition area. The
10 existing house is about 1400 square feet in
11 total. With the addition we'll be at about
12 3500 square feet nearing the GFA. So here we
13 have the gray house, the transition area with
14 the new gable roof to the new addition in the
15 rear, which would be a family room and bedrooms
16 upstairs.

17 Additionally, the existing house there
18 is no basement, the ceilings are rather low,
19 about 7 feet. The new part of the house will
20 have more standard 8 foot ceilings; 9 foot on
21 the first floor, 8 foot on the second floor,
22 and have a full basement. Makes it very
23 functional for the new family. So just a few
24 steps up above grade, as you can see, with a
25

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1 few steps to the side yard here.

2 In terms of materials, we are
3 basically staying with the same colors of the
4 gray siding, charcoal gray shingle roofing,
5 white trim, Andersen windows with white grills.
6 We're building a small porch here on the side
7 so we can access the house from the driveway
8 side with a composite, a Trex or TimberTech
9 composite material, and a white railing. So
10 we're not deviating too much from what's there.
11 Just making it very functional in terms of
12 space. Trying not to impact the front facade
13 and the street. Trying to weight everything in
14 the back. The street itself is very eclectic
15 in the rear. There are apartments. If you
16 look back at the site plan, there's an
17 apartment complex. Some of the houses there
18 are two family houses. We are staying with a
19 one family, trying to keep the front facade in
20 tact, and just give a lot of functional square
21 footage in the rear of the house. That's the
22 intent.

23 THE CHAIRPERSON: Why did you not
24 go -- there's so much property to the side of
25

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1 that, why didn't you go to the side with an
2 addition?

3 MR. SCHLOMANN: We're trying to
4 maintain the side yard. Honestly, if we
5 connect to the house there, in order to achieve
6 ceilings and stairs, we just felt it was
7 because the yard -- I mean, there is just a lot
8 of room in the rear of the yard, and we didn't
9 want to go horizontal, getting close to other
10 neighbors. We're already close to one property
11 line. We didn't want to do a lot of work
12 disrupting the existing windows on this side.
13 The heights are just not workable with 7 foot
14 ceilings. We just wanted the new part, the new
15 functional part to have proper ceiling heights,
16 proper elevations above grade.

17 MR. LUCA: I have a question.

18 MR. SCHLOMANN: Yes.

19 MR. LUCA: You used the term,
20 "cohesive," honestly, the house is not cohesive
21 in the least. Basically it reads like two
22 houses linked with a lobby. If I was a
23 neighbor, that would bother me. There are
24 plenty of designs you could have done that look
25

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1 like one cohesive home than two linked with a
2 one story addition, which makes no sense. If I
3 wanted to go to the master bedroom on one
4 house, I have to go downstairs, across a first
5 floor addition to come back up to the next
6 bedroom; is that what you're saying?

7 THE CHAIRPERSON: Actually, there's
8 two master bedrooms.

9 MR. LUCA: I understand that. What
10 I'm saying is, I want to go to the other
11 bedrooms on the other side of the house.

12 MR. SCHLOMANN: The layout works very
13 well for the current owners. They're a
14 multi-generational family that will be living
15 there. There is one kitchen where they all
16 gather. In terms of going to the bedrooms,
17 there are two second floors.

18 MR. LUCA: You could link both homes,
19 the addition and existing home, with a two
20 story addition.

21 MR. SCHLOMANN: We can.

22 MR. LUCA: So it reads like one home,
23 not two.

24 MR. SCHLOMANN: It is one home.

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MS. UHLE: I'm very concerned. I know you're considering it one home because it's not showing a second kitchen. However, you have two front entrances, one on Orchard Street, one on the side; you have two master bedrooms; you have two living rooms; there's no way to get from the first floor of the one house to the first floor of the second house, which is a typical rear addition, without going through a kitchen and a bedroom to get to the --

MR. SCHLOMANN: It's not a bedroom, it's a sun room.

MS. UHLE: No, it's labeled guest bedroom here.

MR. SCHLOMANN: That's existing.

MS. UHLE: Exactly. So your rear addition to the existing home, in order to get to the living room and great room you have to go through a kitchen and a bedroom.

MR. SCHLOMANN: It's no longer a bedroom.

MS. UHLE: Okay. Again, I'm reading what you labeled it as proposed. I don't know how else to judge it other than what you

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labeled it as.

MR. SCHLOMANN: If it said that, I have a correction. It's a sun room.

MS. UHLE: The sun room is what you're proposing; correct?

MR. SCHLOMANN: Correct.

MS. UHLE: So you have two sun rooms adjacent to each other? In all honesty, it reads very much as two single family homes. One of the things that this Board is looking at is consistency with the character of the neighborhood with regard to scale and massing and forms and orientation and that kind of thing. When I look at this plan, I do not see a rear addition to a single family home. I see an entire single family home added to an existing single family home. The only thing that makes this not technically a single family home is that there is not a kitchen shown in it right now. To the extent that you have two front entrances -- not only two front entrances, two front porch --

MR. SCHLOMANN: A front entrance and a side entrance.

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MS. UHLE: Again, how it reads.

THE CHAIRPERSON: Side entrances usually don't have entry foyers and a coat closet.

MS. UHLE: And the circulation through the house just as an addition to a house does not -- in order to go from the second story of the first house to the second story of the addition, you have to come downstairs into a living room, go through a kitchen, go through a guest bedroom, go up a set of stairs, and up another set of stairs to get to the second floor.

MR. SCHLOMANN: Which works very well for the current owners.

MS. UHLE: This board is not reviewing this in relationship just to the current owners. They're looking at it with regard to consistency with the character of single family homes.

THE CHAIRPERSON: In the neighborhood.

MR. LUCA: And aesthetics.

MS. UHLE: And aesthetics. This just reads very clearly as two two family houses

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connected.

MR. SCHLOMANN: Well, we didn't want to knock the house down and put up a giant house similar to what's already on the street. We wanted to keep the quaintness of the front facade. We wanted to keep the yard functional, as much green as possible. By adding a connector breezeway sun room to the new part, we felt we were doing a justice to the street but not overpowering the street with something very close, very massive.

THE CHAIRPERSON: It doesn't seem like you're not overpowering it. I don't think that's what your achieving. What it looks like is if you're hiding something.

MR. SCHLOMANN: I'll be very clear, the intent is a one family house. Quite honestly, nobody is really affected by this. The neighbor to the west is far away, and the neighbor to the east is a chain link fence dog run with ample screening. So no one is really affected by building towards the rear as opposed to if were to take up the entire frontage of the property.

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1 If it's okay, I would like the owner
2 to speak and explain the thinking of this
3 process.

4 THE CHAIRPERSON: When we open up the
5 public meeting, that's fine. That's fine?

6 MS. UHLE: Yes.

7 THE CHAIRPERSON: They can speak,
8 sure. Absolutely.

9 KATIE: Hi.

10 THE CHAIRPERSON: Good evening.

11 KATIE: I'm Katie. I'm the daughter
12 of Fred and Marilyn Martucci, who are going to
13 be the homeowners of the home.

14 We wanted to -- well, first, my father
15 was thinking of a carriage house, which has
16 that like a breezeway in between but it's
17 covered and turns into a sun room and has doors
18 and access to the side yard and to the garage.
19 Where the garage has to be placed I guess
20 because of zoning and setbacks and compliances,
21 it has to be further away from the house. So
22 we're you're calling it another front door,
23 it's actually just a side door for them to come
24 in to the larger part of the house. The guest

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1 room is wrongly labeled. I think the prior
2 owner wanted it to be a guest room, but it's
3 actually not. There are no closets or
4 anything. It's just an open room, which would
5 then attach to the proposed sun room. So if
6 you were to walk into the addition, you're not
7 walking through a bedroom, you're walking from
8 the kitchen to the sun room into the great
9 room.

10 We initially talked about going over
11 to the left and making it bigger on the front
12 because there are two or three huge homes on
13 that street and they're from left to right, but
14 we had so much to play with in the back with
15 the property, it's like a long rectangle
16 property, that we thought we would do better
17 justice to the street to do it behind the main
18 house. It's like really quaint and cute, it's
19 a nice little cottage feel. The way that Sid
20 designed it, it's maintained that feel for us.
21 One of you had mentioned the second floor,
22 keeping the second floor, but it would be a
23 long rectangle looking barn and it just wasn't
24 pleasing to us.

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1 THE CHAIRPERSON: So just to be very
2 clear, on your plan you have a kitchen, which
3 is the existing kitchen; correct? The next
4 thing that's labeled "guest bedroom" is now
5 supposed to be --

6 MR. SCHLOMANN: It's supposed to be
7 part of a breezeway connector to the addition,
8 sun room. It's not going to be a bedroom.

9 THE CHAIRPERSON: So it's a sun room.
10 Okay. And then that next unlabeled part?

11 MR. SCHLOMANN: That is an addition
12 portion that is a -- let's call it a sun room
13 breezeway connecting to the -- that's a one
14 story addition connecting to the two story
15 addition.

16 THE CHAIRPERSON: So there's sun room,
17 sun room?

18 MR. SCHLOMANN: In essence it will
19 function together, yes. Sitting room, sun
20 room. In reality with Katie and her parents,
21 it's a common space that they can be together
22 and yet still have their own private living
23 quarters.

24 THE CHAIRPERSON: There's not supposed
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1 to be any kitchen in the new addition?

2 MR. SCHLOMANN: There is not a kitchen
3 in the addition. Yes.

4 MR. LUCA: I think the key to any good
5 architectural design when you add an addition
6 to a home, being an architect, is that you
7 never know there was an addition done to a
8 home. In this case, it's quite evident there's
9 an addition. I think you can very easily tweak
10 it, definitely by adding that one story lobby
11 in a sense, I'm going to use that word, make
12 that a two story; define one entryway. If it's
13 really, truly a side entrance, make it look
14 like a side entrance. There are plenty of
15 things you could do with that house to make a
16 larger and more coherent as a hole.

17 MS. UHLE: And still satisfy the
18 desires of the client.

19 MR. SCHLOMANN: I'm sorry, I didn't
20 hear that.

21 MS. UHLE: I said, and still satisfy
22 the desires of your client.

23 MR. LUCA: You have plenty of side
24 property as well. It's not like you have only

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10 feet on both sides.

MR. SCHLOMANN: Quite honestly, our intent was not to touch the existing house much. It satisfies the needs. The rooms are small, the ceilings are low, but it was okay. Once we start adding to it, we have --

THE CHAIRPERSON: But that's what this is, it's an addition. You are adding to this home.

MR. SCHLOMANN: Right. So the transition in between allowed us to differentiate the heights, to maintain the windows, to maintain the function of the existing house without sacrificing natural light and ventilation without disrupting the structure of the height of the low ceiling.

THE CHAIRPERSON: But what you're presenting here is not an addition to this single family home to make it a larger single family home. It's an addition of another home tacked on by a breezeway, or whatever, or a sun room, or whatever you were going to call it. This is not a single family home. I understand multigenerational or whatever, but it still

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needs to be a single family home. Just by the fact that there is only one kitchen here now -- it has two front doors, it has clearly marked two master bedrooms. This is two single family homes connected with some little thing in the middle.

MR. LUCA: We know the intention eventually, it's just make it look basically like one home. That's my philosophy. One defined entry, one side entry, a two story link from one to the other, not a one story link. I mean, it needs to look like one home. It could be multifunctional in a sense, but aesthetically it should look like one home.

MS. NEMECEK: Do you have your rendering as large?

MR. SCHLOMANN: Yes.

MS. NEMECEK: Could you put that up, please. So now that top left rendering, that's the side entrance; is that correct?

MR. SCHLOMANN: Correct.

MS. NEMECEK: That looks like a house behind a house.

MS. UHLE: I think you're

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understanding the problem. The problem is that that looks very nice, but it looks nice as a single family home. So you have two nice looking single family homes, which is essentially two homes in a residential district that only permits one. It's a single family residential neighborhood. The fact that you have an oversized lot, doesn't mean that then you're allowed to put a second home on the lot.

MR. SCHLOMANN: I understand that completely. It's fully zoning compliant, fully code compliant for a single family home.

THE CHAIRPERSON: Aesthetically it's not a single family home.

MR. SCHLOMANN: I think if you have legitimate aesthetic concerns, then we'll work on those.

MS. UHLE: I think that is what we're talking about. Again, I think the idea of families living together and sharing spaces, that's very legitimate and you would want to encourage that, but this is not reading at all as a single family home or an addition or alteration to an existing single family home.

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I think that's what the problem is, it's reading as two single family homes connected by a breezeway.

THE CHAIRPERSON: On a single family plot.

MS. UHLE: A lot of that -- not to beat a dead horse -- a lot of that is, like Silvio was saying, you have two prominent front entrances, the orientation of the house. It's those kinds of details that are making it clearly read as two single family homes.

THE CHAIRPERSON: And perhaps, I don't know, since you do want to achieve in the addition some additional height, maybe the midline can be -- you know, the one floor could be actually leveled but the ceiling is higher in one and the basement lower in the other, you know, that kind of thing. So you could meet it up at one point and then go from there and then that wouldn't be so bad. Even if it was split leveled in the back, you know, if that's a possibility of making it somehow work and increase the -- I understand, I get that that's a problem, that you do want to increase the

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1 ceiling heights on the addition part. I think
2 there are maybe some other solutions to do it
3 besides making it look like a total and
4 separate home on that area.

5 Open it up for a public hearing?

6 MR. MCINTYRE: Yes.

7 THE CHAIRPERSON: Okay. I would like
8 to open up Application 19-04 for a public
9 hearing.

10 MR. MCINTYRE: Second.

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

13 THE CHAIRPERSON: Good evening.

14 MS. JANSEN: Hi. Good evening. I'm
15 Karen Jansen, 48 Orchard Street. I'm right
16 across the street from 51.

17 First of all, I've never met my new
18 neighbors. Hi.

19 Second of all, I guess I'm a little
20 curious to know how the application got on to
21 the calendar so fast. Has title actually
22 changed because I'm a little unclear as to

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1 whether or not --

2 MS. UHLE: The applicant is listed as
3 a contract vendee, and actually for Planning,
4 Zoning, and ARB applications, we do not require
5 the Affidavit of Ownership. We would not issue
6 a building permit until that point. So the
7 applicant is listed as a contract vendee.

8 MS. JANSEN: So title hasn't changed
9 at this point?

10 MS. UHLE: No.

11 MS. JANSEN: So that's number 1.

12 Number 2, I was curious to see what was going
13 to come of this because I know that, you know,
14 my neighbor in the past has always suggested
15 that, you know, the buildable lot in the back
16 and so many things she could do, and when I got
17 the application and it said, relocating
18 detached garage, I thought, okay, because that
19 was something that Ms. Netrosio had discussed,
20 but this is something much bigger than
21 relocating a detached garage and putting an
22 addition on back. In fact, to me what it looks
23 is a two family house; right?

24 Listen, my block, Orchard Street,

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1 there are monstrosities on that block, that I
2 have been before this board and before the
3 Zoning Board for and some of those things are
4 not pretty. We don't need another one that's
5 not going to be pretty. It's a little unclear
6 to me even from looking at the renderings, what
7 it's supposed to be. It is not coherent. It
8 does not seem to me, despite the effort to
9 maintain the cottage like look of it, I'm not
10 getting that. What I'm getting is a big kind
11 of mish mosh of things.

12 Again, the whole multigenerational
13 aspect of it, I get it, but really what it is,
14 and I think this board has aptly pointed it
15 out, two single family houses, which really
16 amounts to a two family house where a two
17 family house would not be permitted.

18 So, you know, I think that work needs
19 to get done. I'm also a little concerned about
20 the garage, which I'm really not sure where it
21 is. I know that the architect --

22 THE CHAIRPERSON: I think if you look
23 at that first drawing on the upper left,
24 there's the garage and that's the end of the

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1 driveway down there. So that chimney is the
2 back of the existing structure.

3 MS. JANSEN: Right.

4 THE CHAIRPERSON: You see the chimney?
5 The architect, if you would just point to that.

6 MS. JANSEN: But my other point then,
7 is that it's almost like another flag lot. Now
8 you have this whole driveway going down to the
9 second part of the house, and really what we're
10 creating is this whole big, long driveway. I
11 get that they'll need space to turn around, but
12 is it a circular driveway; is it essentially,
13 you know, a flag lot that's going back down to
14 Leewood Circle to where, you know, the
15 apartments are in the end? To me, the size of
16 that driveway just really is not copacetic with
17 me, especially as a neighbor across the street.
18 We have street parking rules that are a little
19 bit restrictive, and so, that in and of itself
20 is going to take up some of the on-street
21 parking. Really what it amounts to, in my
22 opinion, is a flag lot.

23 I don't see any landscaping at all.

24 Maybe I'm missing that. You guys seem to have

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1 a package. I don't have a package. I haven't
2 seen any landscaping in the front, I haven't
3 seen any landscaping on the sides. I
4 definitely have some concerns about this.

5 Also, I don't know whether there are
6 zoning rules in regard to having a two car
7 garage where a one car garage used to be -- and
8 I get there are going to be a number of
9 different family members there -- and whether
10 or not a two car garage is dictated by how much
11 square footage is actually in the house. We're
12 going from 1400 up to 3500, whether or not
13 there are any variances, or whatnot, that are
14 going to be needed to up a one car to a two car
15 garage. That's another concern that I have.

16 The other concern I have -- and again,
17 I can't tell now, the pictures are gone -- I'm
18 presuming that the curb cut -- because we've
19 had this issue on my street -- how two curb
20 cuts wind up remaining for a one family house
21 or a two family house. I would want to make
22 sure that the original curb cut is going to be
23 cut off, and that it is not going to be usable
24 in any fashion because you have one curb cut
25

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1 that's already there, then you're going to have
2 this new curb cut that's going back to the
3 garages.

4 MS. UHLE: In this case, it's the same
5 curb cut. I know which property you're talking
6 about. In this case, they're not proposing a
7 new curb cut. If they were to propose to put
8 the garage on the other side of the house and
9 they proposed a new curb cut, then, yes, they
10 would be required to replace the curb along the
11 street and eliminate that.

12 THE CHAIRPERSON: Right now as
13 proposed it's going to stay where it is. So
14 that driveway is the driveway. It used to lead
15 to a -- it still does lead to a single car
16 garage. The size of the garage is really more
17 about the size of the property than it is
18 about --

19 MS. UHLE: That's correct. The two
20 car garage is not a problem.

21 MR. LUCA: They could put a six car
22 garage if the property dictates it.

23 MS. JANSEN: Well, that's what I was
24 asking. I don't know what the rules are in
25

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1 regard to that, so that is why I was asking.

2 THE CHAIRPERSON: Honestly, I don't
3 think you're going to see this so much from the
4 street, as they said, but it's just still the
5 way it is now it's not a single family home.
6 With this addition, it's just not reading as a
7 single family home and it has to in that lot.

8 MS. JANSEN: Right. Okay. Thank you
9 very much for your time.

10 THE CHAIRPERSON: Thank you, and thank
11 you for coming.

12 MS. JANSEN: Thank you.

13 THE CHAIRPERSON: We appreciate it.
14 It's good always to hear from the neighbors.

15 MR. PARISI: Good evening. My name is
16 Paul Parisi. I live at 55 Orchard Street,
17 which is the property just east of the so
18 called, "dog run." It's 15 feet wide, so it's
19 not too far from my house. I didn't know what
20 was going on. I got a notice that said that
21 there was going to be a proposed two story
22 addition to the existing house, which I have
23 known there for 32 years. I had no problem
24 with that. Wasn't given any idea of what was
25

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1 going to be taking place until what I saw this
2 evening.

3 I just want to echo the concerns of
4 the Board and Karen. This is not addition.
5 It's not touching the house. It's clear it's
6 set apart from the existing house with a
7 breezeway. Take away the breezeway, you have
8 another two story dwelling there. So it
9 doesn't conform to what exists in the
10 neighborhood now. It's clear from my yard. I
11 could see right across what's there despite the
12 big Bamboo plantings that are there.

13 This is an Architectural Review Board,
14 it's not the Zoning, and I do have concerns
15 about zoning to echo what Karen said also, but
16 I think from an aesthetic point of view, you
17 clearly have two separate houses on one plot,
18 and it doesn't fit in, and it doesn't seem to
19 conform to what's there already. Thank you.

20 THE CHAIRPERSON: Thank you. Is there
21 anyone else here that would like to say a few
22 words regarding this application?

23 MS. UHLE: You could keep the public
24 hearing open.
25

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THE CHAIRPERSON: Do we make a motion?

MS. UHLE: I think you could just ask them to come back.

THE CHAIRPERSON: Okay. We are asking you to come back to our next ARB meeting with a proposal more in line with a single family home, that reads mother single family home for your application.

MR. SCHLOMANN: Okay.

THE CHAIRPERSON: Thank you and we hope that this pushes it in the right direction.

Next up is Application 19-05, 2 York Place, please.

MR. BETTINO: Hello. I'm Lorenzo Bettino. This is for 2 York Place, new construction of a single family home. I'm here with my wife, Susan, and the landscape architect, Dan Sherman. This will be our home. We've been in the community for 22 years in our home on Courseview Road in Bronxville. We raised our three kids there. We wanted to stay in the community, but we want to downsize, the kids are in college now, but we didn't want to

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leave our home community. I got very lucky, I thought. There was this -- I didn't even know it was there -- wonderful lot on York and Crawford, beautiful flat, nice lot that came up, and I'm very happy I got it.

The objective for our new place was to be very understated, very traditional, classic design with just a couple of modern touches, but to be as much as we possibly could -- I mean, I've walked there for 22 years, I know that neighborhood very well -- to be in harmony with the other homes in the neighborhood.

So that's the rendering of the front of the house. It's a colonial style, all white with some black trim, two stories. Not huge. The building envelope is pretty limited because it's a corner lot. Carriage style garage doors, simple sconces, traditional windows, six pane top windows, four bedrooms to accommodate our children upstairs, and an open layout on the first floor.

This is the lot. Again, it's a corner lot. This is Crawford and this is York. The driveway would be on York Place and the front

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would present to Crawford. This is the engineering drawing, so you see a lot of the storm water work that Hudson Engineering did. You know, it's not too tall, fits within the zoning. Very small patio in the back. There are trees, they're evergreens, that completely line the lot, and they're actually kind of sickly. So we're going to be taking those away. Also, I've already talked to neighbors, they would like to have sight --

THE CHAIRPERSON: Around the corner with the traffic?

MR. BETTINO: Around the corner, yes. So we're going to take them all out. We'll talk about landscaping in a second. I know my neighbor, Josh Levinson, who just bought that house, 31, very nice person.

This is the first floor. A garage with the driveway coming in, small porch in front, small foyer, again, open in the kitchen, breakfast, and family room area.

Second floor, master here, and then bedrooms here for the kids.

This is the side elevations. As I

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mentioned, carriage style doors. I have a picture of what I think we're thinking about for the garage door, which we like.

THE CHAIRPERSON: If you could put the other rendering, the color rendering back up.

MR. BETTINO: Sure.

THE CHAIRPERSON: Maybe just talk a little bit about the finishes that you'll be using.

MR. BETTINO: Yes. Sure. So again, white siding. We wanted a shingle appearance, so I have a sample. This is a Hardy shingle, really nice material to work with. This is arctic white.

THE CHAIRPERSON: That's the color you'll be using?

MR. BETTINO: Yes.

THE CHAIRPERSON: Okay.

MR. BETTINO: This might show a little bit dark, actually. I was thinking about a little bit lighter gray for the asphalt shingle. This is Timberline HD roof, and then everybody knows that, AZEK, white as well.

MR. MCINTYRE: It looks like you have

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some sort of standing seam; is that copper?

MR. BETTINO: It's not. I'm not sure even why that's there. It's not. It's going to be consistent. It will be all consistent.

THE CHAIRPERSON: The windows are white also?

MR. BETTINO: No. Actually, the windows accents will be black. So it will be black cladding Andersen windows with black cladding.

THE CHAIRPERSON: It will look nice on the white.

MR. LUCA: Six over one?

MR. BETTINO: I'm sorry.

MR. LUCA: Six over one?

MR. BETTINO: Six and clear, yes. We want it to look like it's been there a long time.

THE CHAIRPERSON: The front door, is that black also?

MR. BETTINO: We want it to be dark. Maybe a dark blue or maybe a black, but it's going to be dark, again, to show up against the white, and side lights. I even brought some

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sconce samples and stuff that we're looking at.

THE CHAIRPERSON: If you could just pass that around.

MR. BETTINO: Sure.

THE CHAIRPERSON: That and the garage door. The cuts. That would be great. Bring those up. Thank you. You have this one, right, or you don't have this one?

MR. BETTINO: I have it.

THE CHAIRPERSON: If you could just put that up now also.

MR. BETTINO: Sure.

THE CHAIRPERSON: That will show the people at home. That's what's called a street-scape, which will give you an idea of how it will fit in with the other houses in the neighborhood. Although, one is around the corner from the other basically. From one side you'll see one and one, and from the other side you'll see the other.

MS. UHLE: Do you want to take mine?

MR. BETTINO: Yes.

MR. GARCIA-BOU: Take this.

THE CHAIRPERSON: That's always very

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helpful to kind of give you an idea of the mass of the buildings in the neighborhood and how it fits in.

MR. MCINTYRE: So the eaves and the gutters and everything, are they going to be white or are they going to be copper?

MR. BETTINO: They're going to be white.

MR. MCINTYRE: The steps, I'm assuming that's going to be blue stone?

MR. BETTINO: Yes. We'll have a walkway coming in from Crawford.

MR. MCINTYRE: Have you given any consideration as to where you're looking to place the condensers, you know, the air conditioning? Did I miss those? Are they on the plan?

MR. BETTINO: It will be on the side, but I'm not sure yet where.

MR. MCINTYRE: So I think as part of the process and the next review, which I'm assuming will be the Planning Board, these are just some of the enhancements that you need to provide to the drawings. Did you put this

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package together yourself?

MR. BETTINO: Yes.

MR. MCINTYRE: Very well put together. From a personal standpoint, I think it's a beautiful home. It looks really, really nice. As I said, as part of our review here on this board --

MR. BETTINO: Would you like to hear from the landscape architect?

MR. MCINTYRE: Yes. I'm just giving you my two sense worth. We can open it up to the public hearing, and then we can hear from anybody else that wishes to comment. But I think just to sort of take away, I think it's important just to locate the condensers on because obviously as a neighbor that would be something that I would be interested in.

MR. BETTINO: Sure.

MR. MCINTYRE: Just to sort of further enhance the elevations with regard to some of finishes, do you have some pictures, more samples, but I think it looks like it's a really nice addition to the neighborhood. It looks good to me.

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MR. BETTINO: Thank you.

MS. UHLE: Do you want to hear from the landscape architect now?

THE CHAIRPERSON: Yes, please.

MR. SHERMAN: Hello. Dan Sherman, landscape architect. I think the air conditioners will end up over here on the south side. I've screened that off with Skip Laurels anticipating some utilities over there, but I guess that will be confirmed later.

So as Larry mentioned, the Arborvitae hedge that's wrapped around on the town property right now is proposed to be removed because it's kind of all breaking down, and that will open it up. They wanted the house to be more open to the neighborhood like the other houses on the street. There's an existing Maple tree that's sort of broken at the top, but anyway, it needs to be removed because of the CULTEC chambers that are right in that location. So I put a new October Glory Maple at the corner just to put a nice eventually stately street tree kind of tree in the neighborhood. There's an existing Kousa

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Dogwood in the southwest corner, so I kind of matched the front door, flanked the front door with a new Kousa Dogwood to make a frame around the front door. This is an existing Cacova (sic.) that stays. The plantings are fairly traditional. I've avoided using Boxwoods because of the current threat of the blight. So I've used instead China Girl Hollies and Capu (sic.) to give the traditional anchor of evergreen and there's Hydrangeas and Azaleas and things. Traditional is the intent. There's a porch in the front, so it's kind of cottagey. This is my cottage landscape.

The back, rather than being walled in, there's a house close right in the back behind the patio, so there's just Arborvitae there, then I drop down to 5 foot Chesapeake Hollies just to screen the maybe driveway. Any questions?

MS. NEMECEK: It looks great, and thank you for removing those hedges from the corner.

MS. UHLE: I agree.

THE CHAIRPERSON: It looks good.

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There's many a corner that had that problem.

MS. NEMECEK: This is a really thoughtful landscape plan.

MR. SHERMAN: Thank you.

MR. MCINTYRE: I would like to make a motion to open Application 19-05 to the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

THE CHAIRPERSON: Anybody here that would like to speak with regard to this application located at 2 York Place? Anybody here?

(No comments.)

MR. MCINTYRE: Seeing there is nobody here, then I would like to make a motion to close the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: The public hearing is now closed.

Any other comments from any of our

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board members?

THE CHAIRPERSON: No. I think other than, you know, indicating at the Planning Board where the equipment is going to go, where the AC equipment or anything else is going to be positioned on the site plan, I think that was the only thing we had missing.

MR. MCINTYRE: That being the case, then I would like to make a motion to move this application on to the Planning Board, Application 19-05, with just those sort of minimal upgrades to the proposal; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Okay, good luck.

MR. BETTINO: Thank you very much.

THE CHAIRPERSON: Next up we have Application 19-06, 22 Hunter Drive.

MR. BRANDES: Good evening, members of the board. I'm Leonard Brandes, the architect for Jessica and Gerry Trollo, who have a house at 22 Hunter Drive.

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1 The existing house is a 1960's home
 2 and looks like a 1960's home. All the
 3 neighbors around have been modifying their
 4 homes to make it look a little bit more
 5 colonial or what people are wanting these days,
 6 adding gables and different aspects to the
 7 house to create a little bit more interest to
 8 the homes. Right now the living room right now
 9 starts at 7 feet and goes up to about 16 feet.
 10 It's sort of awkward spaces. So to create now
 11 a new space would certainly help. Even the
 12 bedrooms up on the floor above the garage right
 13 now are very small bedrooms. They're up high.
 14 They wouldn't be allowed in today's code. So
 15 we're going to be creating bigger windows so
 16 there is more open air in the space, and also
 17 making them legal egress windows so that it
 18 would meet today's code.

19 This is the existing elevations of the
 20 house. Like I said, it goes down very slow
 21 right now and goes up. There's a slope in the
 22 back of the house as well. Most of the work
 23 that we're doing is actually extending the
 24 covered porch across the front. That's the

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1 only addition on the house. The rest of it is
 2 really taking the roof off and redesigning the
 3 roof and adding proper windows to the house
 4 itself and changing the fenestration. We're
 5 also lowering this high brick level just to
 6 break it up because it's a very large element
 7 in the house right now, trying to clean that
 8 up.

9 So this is our scheme of what we're
 10 trying to do with this house. Create a nice
 11 front porch, putting some stone front on it,
 12 working with the shingles. I have samples over
 13 here. The two colors are here in the front,
 14 the ones that are noted in the drawings.
 15 Unfortunately, the pictures don't do it
 16 justice, but the pattern that we're looking at
 17 right now is the type of pattern that we're
 18 looking at so you could get an idea of the
 19 stone we're using on the base of house.

20 Roofing wise, also we're using a Tamko
 21 roof, which has a lot of variations and changes
 22 in it. We're using actually a browner color,
 23 which is over here in the samples. I could
 24 bring this closer or you could pass that around

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1 if you would like. It's a heavy board. That's
 2 a little different than the other roofs that
 3 you normally see because it gets a lot of color
 4 variations in it. It's not the standard solid
 5 color going across. It gives it more of a
 6 cottagey feel to it.

7 As I said, addition wise we are only
 8 adding to this front section. There's an
 9 existing porch here, so in terms of coverage
 10 we're only adding a front covered porch area
 11 over here. We're also going to now have doors
 12 that open out onto this front porch to make a
 13 warmer space in here. We're making larger
 14 windows, adding shutters, creating a third
 15 dimension with this space over here as well.
 16 Do you want these?

17 THE CHAIRPERSON: Yes. That board,
 18 please. So this is a vinyl?

19 MR. BRANDES: This is a vinyl. It's a
 20 heavy duty vinyl. It's not what you would
 21 normally see as well from contractor houses.
 22 Contractor houses are very flexible and thin.
 23 This is very heavy looking. When we do put
 24 that up along with, as we're recommending

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1 using, AZEK trim, which will be painted, that
 2 will look like a regular shingle home. You
 3 will not be able to tell the difference unless
 4 you go up and knock on the shingle itself.
 5 It's a little different than what you would
 6 normally see. We're also using a fish scale
 7 style in the top area here. By creating this
 8 area here, we're bringing this out with some
 9 brackets to create a third dimension so it's
 10 not just a flat facade. So we get our shadow
 11 lines coming in underneath here and then shadow
 12 here and breaking this whole space.

13 The back of the house, the decking is
 14 already existing, we're not doing any changes
 15 there. It has several levels of deck going on
 16 in this house over here. Eventually, they may
 17 change these, we're looking at that in the
 18 future, we will come back in terms of that in
 19 the back of house, but these are the existing
 20 windows. Maybe next year we're hoping to do
 21 the kitchen over where we could now put a lot
 22 of windows, large windows across the back of
 23 house. We'll make those bigger windows and
 24 bigger doors. We are raising the ceilings on

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1 that first floor in the living room, kitchen,
2 and the dining room area. So instead of being
3 7 and a half foot 4/15ths, we're now going to
4 have a 10 foot ceiling on the inside of the
5 first floor. The other areas above the garage
6 area and where the bedrooms are, those are
7 going to remain 8 foot ceilings. We're going
8 to be using that for storage. We have a drop
9 down ladder coming from that. That's on the
10 plans as well. I'm open for questions.

11 THE CHAIRPERSON: The trim on -- well,
12 not even the trim, like the kind of eyebrow-ish
13 pieces above the porch that are lighter, is
14 that this color or what color is that?

15 MR. BRANDES: It will be the same
16 color as the shingle. It will match the
17 shingle.

18 MR. MCINTYRE: And the color of the
19 shingle is?

20 MR. BRANDES: The light one that's on
21 the top panel. I have the color right there.
22 Those are the two colors that we're planning on
23 using. The dark ones will be going over --

24 THE CHAIRPERSON: The scallops?

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1 MR. BRANDES: -- The scallops over
2 here.

3 THE CHAIRPERSON: And then the AZEK --

4 MR. BRANDES: The AZEK is the trim.
5 So we'll be using AZEK trim instead of the
6 standard trim that you get with vinyl siding.
7 We wanted it to really look like a true shingle
8 home. So instead of having --

9 THE CHAIRPERSON: The color on that
10 will be?

11 MR. BRANDES: Excuse me.

12 THE CHAIRPERSON: The color on that?

13 MR. BRANDES: We're working the trim
14 to be the gray that we're matching in there.

15 THE CHAIRPERSON: So to match the
16 secondary color?

17 MR. BRANDES: To match the secondary
18 color, yes.

19 MR. LUCA: What type of windows are
20 you using?

21 MR. BRANDES: The windows we're using
22 are Andersen.

23 MR. LUCA: What color?

24 MR. BRANDES: The color will be the

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1 dark brown, the bronze color they have.

2 THE CHAIRPERSON: It's a little hard
3 to read what because it seems like the trim
4 color is a different color than the scallops,
5 but it's the same or no?

6 MR. BRANDES: It will be slightly
7 different. I don't want to match it, but it
8 will match in the same color. It's the way the
9 computer is printing out right now. It will be
10 matching.

11 THE CHAIRPERSON: Okay.

12 MS. NEMECEK: On the back deck, are
13 you going to have an above ground pool?

14 MR. BRANDES: No. This is all
15 decking.

16 MS. NEMECEK: It's all decking.

17 MR. BRANDES: This is all existing
18 decking. We're not changing the decking.

19 THE CHAIRPERSON: Also, the back, the
20 chimney, the way it appears to disappear and
21 appear again; is that --

22 MR. BRANDES: It's an existing
23 chimney. We are pulling this out, so this will
24 come out in front. As I said, we are creating

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1 a three dimensional. Instead of going with a
2 flat roof, a flat side here, we did want to
3 create a space over there, and there's the
4 existing chimney which has fireplaces connected
5 to it and some of the heating equipment. We
6 are maintaining that and pulling it around.

7 MR. MCINTYRE: So you're just splaying
8 the roof over it and flashing in?

9 MR. BRANDES: Exactly. We'll flash
10 around it. We'll maintain two inches around
11 the chimney as required by code.

12 MR. MCINTYRE: How does that work
13 inside, are you just boxing it out?

14 MR. BRANDES: Just boxing it out, yes.

15 MR. LUCA: The double set of windows
16 on the front elevation to the right, those are
17 bedrooms; correct?

18 MR. BRANDES: Those are bedrooms, yes.

19 MR. LUCA: That floor is existing?

20 MR. BRANDES: That floor is existing,
21 yes.

22 MR. LUCA: That elevation looks like
23 it needs something else besides that. There's
24 too much siding, in a sense. Did you ever

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1 think about cantilevering the second floor out
2 and have another bracket detail?

3 MR. BRANDES: Well, we really didn't
4 want to spend the cost on that. That's really
5 an extra cost to change the bedrooms and change
6 the footprint of the building.

7 MR. LUCA: It's not the footprint,
8 it's just the second floor cantilever.

9 MR. BRANDES: Now I'm ripping the
10 house out. I have to re-frame everything.
11 That's a fairly large expense to do that.

12 MR. LUCA: There's a lot of framing
13 going on in the first place.

14 THE CHAIRPERSON: The windows on the
15 elevation A200 and then you're rendering, your
16 color rendering, these have shutters?

17 MR. BRANDES: Yes.

18 THE CHAIRPERSON: So are we --

19 MR. BRANDES: We're missing the
20 shutters on the rendering, yes. I'm sorry. We
21 are missing the shutters on the rendering.

22 THE CHAIRPERSON: That's going to fill
23 in that space.

24 MR. BRANDES: I think the elevation

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1 shows it a little bit better as to how it's
2 really going to work proportionately. When
3 you're doing a rendering, you're also looking
4 at it from perspectives, you're not looking at
5 it from directly straight on which is where we
6 have this.

7 MR. LUCA: I also have -- it's my own
8 opinion -- the gable to the far left that has
9 the elliptical window above it, I really think
10 that that's not necessary. I understand why
11 you're doing it because you have the elliptical
12 over the door, but it just takes away from the
13 main entrance, in my opinion.

14 MR. BRANDES: It's just an entrance
15 that we are using from the living room onto the
16 porch. We have those pair of doors right
17 behind that.

18 MR. LUCA: I understand that, but --

19 MR. BRANDES: Also, we have the high
20 ceiling. We would like to take advantage of
21 the high ceiling and get more light into the
22 room itself.

23 THE CHAIRPERSON: Silvio, would you
24 recommend just making those like triangles even

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1 though there's --

2 MR. LUCA: It can't be a triangle only
3 because it has to have the curve bottom in
4 order for --

5 THE CHAIRPERSON: For the light to go
6 through?

7 MR. LUCA: Correct.

8 MR. BRANDES: I just wanted to mention
9 on A201, you could see on the side of the house
10 we are raising and getting more light into that
11 space with those windows. We're adding transom
12 windows above in this area. We wanted to keep
13 those windows narrow because there is a
14 neighbor close by that is pretty close to their
15 property line right there. So we're trying to
16 keep that but we still want to get that extra
17 light coming in so we're using those raised up
18 windows on the side.

19 THE CHAIRPERSON: Do you have anything
20 concerning the garage door?

21 MR. BRANDES: The garage doors are
22 existing.

23 MS. NEMECEK: Those aren't going to
24 change?

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1 MR. BRANDES: Not at this point. They
2 may change them later but not at this time.

3 THE CHAIRPERSON: And that is as
4 you --

5 MR. BRANDES: Actually, we're showing
6 there are future doors over here on the
7 elevation for future. It is a different door.
8 If you look at A200, you'll see the other doors
9 on the garage versus what we have now. This is
10 the photograph of the door. It's just a blank
11 right now. So we are showing that for the
12 future. We're going from the blank garage
13 doors to more in keeping garage doors with
14 lights on top.

15 MS. UHLE: But you're not actually
16 proposing that now?

17 MR. BRANDES: We're proposing that
18 now, yes. We are proposing that now, yes.
19 Sorry about that.

20 MS. UHLE: Okay. I just want wanted
21 to clarify.

22 MR. BRANDES: We're also eliminating,
23 by the way, you could see on the existing
24 garage there's just a big blank space up there

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of masonry up there, and we are concealing that with a roof coming over the side over here. You could see that real roof on the side elevation when you go back to this area over here. We're concealing that, creating a little covered entry for the garage as well.

THE CHAIRPERSON: So you did definitely make a transformation to this home because it previously read as a distinct split level and now that's not so obvious.

MR. GARCIA-BOU: Are your gutters and leaders white?

MR. BRANDES: Excuse me.

MR. GARCIA-BOU: Your gutters and leaders.

MR. BRANDES: There will be new gutters and leaders, yes.

MR. GARCIA-BOU: White?

MR. BRANDES: They will match the trim, what we want to use on the trim.

MR. MCINTYRE: Do you want to open this up to the public hearing?

THE CHAIRPERSON: Sure.

MR. MCINTYRE: I would like to make a

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motion to open up Application 19-06, located at 22 Hunter Road, to the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Public hearing is now open. Is there anybody here that would like to speak with regard to this application? Going once, twice.

(No comments.)

MR. MCINTYRE: I would like to make a motion to close the public hearing on Application 19-06. All in favor.

(All aye.)

MR. MCINTYRE: Okay. Public hearing is closed.

THE CHAIRPERSON: I'm still finding some other inconsistencies with the front elevation like in that area the way the trim is treated with the little diamond above the eyebrows. There are things that are on here that seem maybe not --

MS. NEMECEK: Not the same as the

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rendering.

MS. UHLE: Maybe if you're going to present the rendering to the Planning Board, just --

MR. BRANDES: I will update the rendering for the Planning Board for sure. As I said, the details are all the elevations now. We finally got that up to code where we want it. We're showing all the trim wrapping around it, that's not just a flat piece, adding the shutters on the side of the windows, those will all get updated.

MR. MCINTYRE: I think less is more in this case. There's a lot going on. Obviously you transformed the house, you know, from A to B or A to Z, but, you know, there's a lot going on on the front elevation in terms of the choice of materials, as well as the sort of color palette, you know, as well as some of the sort of details. So, you know, I think less is more. I certainly think that some of the comments that we've shared with you this evening, I think you just need to tie those in to the set of drawings.

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Again, sort of standard question we have on all of these types of applications, have you addressed in terms of the plan the new mechanicals, the new air conditioning equipment? Is that being enhanced?

MR. BRANDES: We're not moving any of the condensers. We're not relocating anything like that. Like I said, the only addition we're doing on the house is at that front section just for the porch, covering this half of the porch. That's it. Everything else is staying the same inside of the house. We're not changing the footprint, the living room, the dining room or bedrooms. Those are all staying the same.

MS. NEMECEK: So the front elevation that's drawn in CAD, that is what you're proposing?

MR. BRANDES: That is what we're proposing.

MS. NEMECEK: This has to be updated?

MR. BRANDES: That has to be updated.

MS. NEMECEK: The little triangles will get lost.

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THE CHAIRPERSON: The little diamonds.

MS. NEMECEK: The little diamonds and triangles. It looks a lot cleaner --

MR. BRANDES: Without. Okay. I could see that.

THE CHAIRPERSON: You don't need to trick it up too much.

MR. BRANDES: A little less. Got it.

I understand that.

MR. MCINTYRE: Do we want to make a motion?

I would like to make a motion to move Application 19-06 on to the Planning Board.

MR. GARCIA-BOU: Second.

MS. UHLE: The only two comments were to make sure that the rendering is consistent with the elevations and to eliminate what I see as triangles in the gables at the front.

MR. MCINTYRE: Okay. Good luck.

MS. UHLE: I'm passing something down related to the next application.

THE CHAIRPERSON: Next up is Application 19-07, 971 California Road.

MS. UHLE: Laura, could you please

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pass those down. Those are related to the application.

THE CHAIRPERSON: Yes.

MS. UHLE: I'll take the extras.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Mike Hynes this evening, the owners of the subject property.

We are proposing additions and alterations to the existing single family residence located at 971 California Road.

I'll just come over to the drawing to walk you guys through. So the proposed scope of work is highlighted here on the survey or on the site plan in yellow here. So the scope of work will include construction of a new covered porch and a new second story dormer at the front of the existing residence; construction of a two story addition and a deck at the rear of the residence; interior alterations on the basement, first floor, and second floor; and site alterations including new walkways, widening of the existing driveway, and an expansion of the existing patio at the rear

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yard.

Here are the existing and proposed elevations. Here's the existing front elevation.

So we're proposing to reconfigure the existing windows. We're going to remove the existing windows and put new windows in the area above the garage, which are bedrooms. The new front porch with relocated front door and relocated windows, and the new second story dormer aligned with the window below.

On the right side, we're proposing to reconfigure the back at the rear of the house, and then this is the two story addition beyond.

Here's the existing rear elevation. So we're reconfiguring this roof here to be a hip, and then this is the proposed two story addition with the new deck, and then from the side the proposed two story addition, new chimney for a new fireplace within the living room, and the open porch at the front of the house.

Here's a rendering of the proposed front with the finished materials. The siding

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will be a HardiePlank in a slate gray finish. The stone at the open porch is existing and will remain and be reconfigured for the new openings. The roof will be asphalt in a charcoal black finish. The windows are vinyl clad in a white finish. The trim will be a painted AZEK in a white finish. The columns will be painted AZEK in a white finish. The railings at the back will be a composite in a white finish. The gutters and leaders aluminum in a white finish. The entry door will be fiberglass in a white finish, and the overhead door will be fiberglass in a white finish. I have samples of the materials that I can pass on.

THE CHAIRPERSON: I notice on the site plan here it says, expand existing driveway; in which direction?

MR. IANNACITO: If you look at the site plan, it's only going to be a slight expansion because 20 is the maximum we can have and it's currently like 18 and a half. The dotted line represents the existing driveway on the site plan, so it's not much of an

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expansion.

THE CHAIRPERSON: Then you're just going to kind of move that stone wall essentially?

MR. IANNACITO: Move both retaining walls, yes.

THE CHAIRPERSON: Then previously you mentioned something about stone remaining in the front, so what is it that you have to kind of move around?

MR. IANNACITO: So if you look at the existing elevation, currently the front door is tucked into the corner there and then this window opening here is being changed. There's not going to be much alteration at this end, but where the door is, the door is sliding over so all that stone has to be removed.

THE CHAIRPERSON: Remove some and put it over there?

MR. IANNACITO: Yes.

THE CHAIRPERSON: Gotcha.

MR. IANNACITO: This stone is relatively easy to match.

THE CHAIRPERSON: Is the stone the
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same on the walls as well, or is that a different stone.

MR. IANNACITO: We'll use the same stone for the walls when we rebuild it.

THE CHAIRPERSON: Good. I think actually the whole look of the front facade is cleaned up.

MR. IANNACITO: It brings it all together. It's just very slight changes on the front. It's not much. The bigger addition is at the rear.

THE CHAIRPERSON: But it's not another house in the rear.

MR. IANNACITO: Right. Not two houses.

THE CHAIRPERSON: Any other questions or comments, guys?

MS. NEMECEK: Do you have any lighting for this?

MR. IANNACITO: The lighting we haven't gotten it all figured out yet, but I will run it by the owner before the Planning Board. We're probably going to have down lights here in the porch, but he may want light

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fixtures on either side door. If we do, I'll put them in for the Planning Board. We'll probably end up with some lighting on either side of this slider out to the deck, and then at the rear probably have another couple of lights on either side of this slider and one at this entrance.

THE CHAIRPERSON: And over the garage maybe?

MR. IANNACITO: The garage is tight with the walls. The only place we can put it is above. I don't know how good that will look, so we may not put anything there. You would have to get almost like a linear type fixture.

MR. GARCIA-BOU: Recess into the walls that you're building.

MR. IANNACITO: We could put lighting into the walls to shoot down, that would be nicer probably, into the stone walls.

THE CHAIRPERSON: So you could find your way home. Should I open this one up?

MR. MCINTYRE: Sure.

THE CHAIRPERSON: I would like to open
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up Application 19-07 for a public hearing.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Anybody here from the neighborhood? Would you like to ask any questions about this application? No?

(No comments.)

THE CHAIRPERSON: Then I would like to make a motion to close Application 19-07 for a public hearing.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Margaret, I don't think there were any comments.

MR. IANNACITO: Just show some lighting.

THE CHAIRPERSON: I don't know if anybody asked you about the AC and that kind of thing.

MR. IANNACITO: Those are on the site plan.

THE CHAIRPERSON: So they're there.
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MR. IANNACITO: Yes. There's one unit existing there now and we're going to add another one.

MS. UHLE: AC and lighting.

THE CHAIRPERSON: So I would like to make a motion to pass along Application 19-07 to the Planning Board with a recommendation for approval.

MR. MCINTYRE: Second that.

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

THE CHAIRPERSON: Thank you very much. Again, John, thank you very much for your renderings, they're always very helpful.

MS. UHLE: Excuse me, I have more things to pass down for John's next application.

MR. IANNACITO: Good evening, again. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Constantino, who are with me this evening. We are proposing to construct a new single family residence at 14 Interlaken Drive.

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I'll come over to the drawings. So here we have the existing site with the new home. It's a two story wood frame residence with a two car garage, an open porch along the front which will wrap around the corner onto the side, and then at the rear we have a couple of patios with an open pergola.

This is the drainage plan, which was submitted to the consulting engineer. It's under review, and hopefully we'll have a response by the time we get to the Planning Board. All the dry wells will go in the front here. From my conversation with Hudson Engineering, this is a different type of system. He's not using CULTECs here. They're smaller units, that's why there are so many of them. So basically nine of these small units would equal one CULTEC. They're deeper and more open, so they're supposed to have a larger capacity. He put everything in the front because the water table is a little high in the back. He put everything towards the front of the house. For some reason, the water table was lower at the front of the house than the

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back.

Here are the elevations. The front elevation, two car garage, open porch. Over to the right side, we have another open porch which leads into the mudroom and around to the back with the open pergola. This is the rear elevation. Railing here, which will take us down to a basement stair, and then the open pergola in front of this one story section, sliding doors in the kitchen area and family room, and around to the left side back to the open porch that leads to the front of the house.

Here is the street-scape. The top one represents the existing street facade with the existing residence which was currently a one and a half story cape type house, and then the new house, which is more in keeping with the two story high houses on the left and the right.

THE CHAIRPERSON: What's the total height?

MR. IANNACITO: The total height of the new house?

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THE CHAIRPERSON: Yes.

MR. IANNACITO: To the ridge, 31.29 feet.

THE CHAIRPERSON: 33 is the max; right?

MR. IANNACITO: 19.92 to the principal eave. Yes, 33 is the max. If you look at the street-scape, it's pretty much in line with these two houses here, pretty close.

Then here is a rendering of the new house showing the exterior materials. So the siding will be, again, HardiePlank and this time it's going to be a pearl gray, which is a lighter gray. The stone veneer, which will happen at the base of the porch and at the front entrance and the base of the garage, the chimney, is a granite, which will be a combination of a beige and a gray tone. The rendering here has it a little lighter than it will actually be. I have a sample and I have photos of it. It's more grayish than brown. This represented more brown. The roof surfaces will be asphalt in a charcoal. The windows are going to be vinyl clad in a white finish. The

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trim, AZEK in a white finish. The columns, AZEK in a white finish. The railings at the back leading down to the basement stair will be a composite in a white finish. The gutters and leaders will be aluminum in a white finish. The front entrance door will be fiberglass in a black finish. The overhead doors will be fiberglass in a white finish.

I have with me tonight Dan Sherman, who's going to review the landscape plan. I'll put this up here.

MR. SHERMAN: Hello. Dan Sherman again just to review the landscape. This one is pretty simple. Because there's a porch across the whole front of the house, I kept that planting very low. Avoiding Boxwoods, I put forth China Girl Hollies and there's Spirea and some Astilbes and Myrtle. Traditional things again, but with a winter interest and some spring and summer. The backyard is nice because it's got the pergola and a center porch and a backyard porch, so I just screened it with Arborvitae to make it private for them and flanked the pergola with a little bracket of

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Skimmias to keep it low, just some things to edge it. Keep it open for playing. I screened the air conditioners on the side with Chesapeake columns. That's it. There's a lot of existing trees all around, so it's kind of leafy and fits into the neighborhood nicely.

MR. MCINTYRE: There's been some trees taken down though.

MR. SHERMAN: Yes. There is one that's in the middle of the driveway, and then this one in front, I think it's still there, but it's where the CULTEC chambers go or where the drainage chambers go. Luckily, there's ones that flank the property and they surround it, so it's still surrounded by trees but those two old ones in the front.

MR. MCINTYRE: So none of the trees got cut down in the back yard?

MR. SHERMAN: They did. These are remaining. There was another row of Sapling Maples, they're gone. They've been removed. The ones that I show here I believe are remaining; right?

MR. IANNACITO: Yes.

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MR. SHERMAN: So they'll grow more to maturity because it was just jammed with Sapling Maples, and now these could come into their own.

THE CHAIRPERSON: I'm not seeing anything in the front; was something already taken down in the front?

MR. IANNACITO: One is going to end up right dead center in the driveway, so that one has to come down.

THE CHAIRPERSON: In the street-scape I'm not seeing them. Are we seeing them anywhere else, like the ones that are coming down?

MS. UHLE: If you look at the photographs. Make sure you let Hector know. Have you spoken to him about the trees?

MR. IANNACITO: I spoke to Hector about the tree that's going to be in the middle of the driveway.

MS. UHLE: That's what I mean. I'm glad to hear that.

THE CHAIRPERSON: That's this one here? No. This one? That's a shame.

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MR. IANNACITO: They gave me the biggest stone they could find.

THE CHAIRPERSON: They wanted to give you a workout.

MR. IANNACITO: This one is a little darker than what's shown on the drawing. On the drawing it's shown a little lighter but that's the actual stone. That's the overhead doors, that's the pergola, that's the siding.

MR. MCINTYRE: This is the tree you're saying has got to come down?

MR. IANNACITO: That one has to come down. There's another one just a big that will remain.

MR. MCINTYRE: I pass by it every day, twice a day.

MR. IANNACITO: It creates a nice canopy on the street, all those big trees.

MS. NEMECEK: Yes.

MR. MCINTYRE: Yes. How much of a conflict is there with the driveway and that tree?

MR. IANNACITO: I think it shows up on my site plan. It doesn't show up there. It's

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literally right in the middle of the driveway,
the existing, and then the other one is further
down where I'm showing some new services coming
in, but we could always move those to avoid
taking the tree down.

THE CHAIRPERSON: I notice that this
color is really kind of light, which is fine,
and then the white; did you consider black
windows by any chance?

MR. IANNACITO: We didn't. What are
your thoughts on that?

THE CHAIRPERSON: I just think it's a
little pale. Or maybe black shutters? Just
something to give it a little depth. I know
you have the black door, which is nice.

MR. IANNACITO: The only thing with
the shutters is we have a lot of double
windows. When you have double windows, the
shutters don't look good. I think we did look
at four or five different grays. We're still
on the fence about the actual gray. It might
be a little darker gray.

MR. LUCA: Is the rendering a true
color? Probably not; right?

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MS. UHLE: She's talking about that
gray there.

MR. IANNACITO: The pearl gray is a
little light. They have about three other
grays that just get a little darker in
intensity, so we can explore that.

THE CHAIRPERSON: It's a nice color.

MR. LUCA: I think it's fine. I think
with a white AZEK it will pop.

MR. IANNACITO: It will still pop.
Once you get the white AZEK in, it will show
more contrast, yes.

MR. GARCIA-BOU: Are you getting
gutters and leaders?

MR. IANNACITO: Yes, we're going to
have gutters and leaders. White gutters and
leaders, yes.

THE CHAIRPERSON: It looks so nice
without them; right?

MR. IANNACITO: They do. We could
tuck them into these corners here. It's really
just in the front here we'll probably have one
in the column line here and on the corner here.

MR. MCINTYRE: Again, I'm just going

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back to the tree, is it the fact that we have a
double size garage and like a double size
driveway?

MR. IANNACITO: Yes. If you look in
the application package, there should be an
existing survey, and that will show exactly
where that tree is.

MS. UHLE: So it is coming down
because you're proposing the double garage?

MR. IANNACITO: The driveway right now
is pushed over to the property line and kind of
curves into the existing garage. That side of
the house right there, our house is starting
right at that point. That's at the 16 foot
setback line. It shows up on the drainage
plan, which you guys don't have. It's right
there, and then that's the other one.

MS. NEMECEK: Those are Oaks that are
like over a hundred years old.

MR. LUCA: What else could you do?

THE CHAIRPERSON: Can you position
that somewhere else on one of the other -- that
has more on the site plan?

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MS. UHLE: He just drew it in.

MR. SHERMAN: I just drew it there.

MS. UHLE: It's basically close to the
center of the driveway.

MS. NEMECEK: It's like right here.

THE CHAIRPERSON: This one is staying?
The one on the left is staying?

MR. IANNACITO: We can't move the
house any further because the 16 foot setback
requirement is there, so the house is right at
that 16 foot.

THE CHAIRPERSON: The one on the left
is staying?

MR. IANNACITO: Yes.

MS. NEMECEK: You said you're going to
put a CULTEC chamber near there?

MR. IANNACITO: The CULTECs are going
to be almost on the property. Those are right
on the curb.

MS. NEMECEK: That's staying?

MR. IANNACITO: The root base of that
is huge. We'll give it plenty of water. Too
much water.

THE CHAIRPERSON: Do you have happen

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 2 to know where the next one is?
 3 MR. IANNACITO: On the street?
 4 THE CHAIRPERSON: Yes.
 5 MR. IANNACITO: Let me see. I have
 6 pictures of all the other properties.
 7 THE CHAIRPERSON: I can see a shadow
 8 on 12 Interlaken but I can't see a tree.
 9 MR. IANNACITO: 10 has no trees.
 10 THE CHAIRPERSON: That's to the left
 11 of them?
 12 MR. IANNACITO: Two houses. Then here
 13 is 12, which I think this little piece in the
 14 corner right here, this is the tree that's
 15 coming down.
 16 MS. NEMECEK: That's unfortunate.
 17 MR. IANNACITO: 16 doesn't look like
 18 it has anything in front it either.
 19 MS. UHLE: It obviously won't replace
 20 the tree that's coming down, but the Highway
 21 Superintendent is very likely to require that
 22 they put in another street tree. It will be
 23 significantly smaller.
 24 THE CHAIRPERSON: And they're healthy.
 25 They're very healthy.

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 2 MR. IANNACITO: Typically when you
 3 take a tree down in the right of way, it
 4 requires a new tree to be planted. It's not
 5 going to be as big.
 6 THE CHAIRPERSON: Can't they just
 7 nudge it over? It's such a shame. Make a
 8 crooked driveway or something.
 9 MR. MCINTYRE: I think it's just a
 10 shame to cut that tree. You said it's a really
 11 nice canopy tree coming down that block. I
 12 certainly would agree with that. I think the
 13 house is a nice addition to the neighborhood.
 14 I think it looks really nice. I'm just a
 15 little conflicted about, you know, taking that
 16 tree down, a tree that's been there for like a
 17 hundred years. I just think it's -- I'm a
 18 little conflicted by that.
 19 THE CHAIRPERSON: Would it be possible
 20 to flip the house like this way? Would it
 21 affect the other tree?
 22 MR. LUCA: It will be the same exact
 23 thing. It will be that tree.
 24 MR. IANNACITO: I don't know if
 25 starting the driveway closer to the property

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 2 line and having it curve, I don't know how nice
 3 that would look, coming across and then towards
 4 the garage. If we made it any wider, the
 5 driveway, we would have to go for a variance.
 6 So if we paved more towards the property line
 7 and cut down the curb cut so that we could save
 8 it, we would have to go for a variance. If you
 9 want to grant us a variance tonight, we would
 10 be happy to.
 11 MR. MCINTYRE: How much of a variance
 12 would you need?
 13 MR. IANNACITO: Right now it's
 14 20 feet, so out of 20 feet I had to bring it in
 15 at the two ends right up at the garage. We
 16 need this side to line up. Once you come at
 17 the end here, you might be looking at a 30 foot
 18 wide -- one point might be 30 feet.
 19 MR. MCINTYRE: It doesn't have to be
 20 an equal distance all the way in. You could
 21 sort of bottleneck out.
 22 MR. IANNACITO: But I think
 23 aesthetically if you have the whole thing going
 24 like this, it might not look as nice if you
 25 have a square and only one portion of it comes

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 2 out. It's almost like driving into a little
 3 courtyard.
 4 MS. UHLE: So maybe you could ask the
 5 architect to look at what potential
 6 alternatives would be to save the tree. It's
 7 also sort of in consultation with the Highway
 8 Superintendent who has ultimate approval
 9 authority with regard to that. He's always
 10 very concerned about saving trees, which is why
 11 I asked if the applicant had already spoken to
 12 him.
 13 MR. IANNACITO: I know we submitted
 14 some drawings for the new curb cuts and the
 15 removal of the tree.
 16 MR. MCINTYRE: I think if that could
 17 be looked at, I think it would be in
 18 everybody's best interest.
 19 MR. IANNACITO: Absolutely. If it's
 20 something that we could do where we could get
 21 started and then go for a driveway variance
 22 down the road, that's an option also.
 23 MR. MCINTYRE: I think the collective
 24 would be to see if it could actually work, and
 25 you know, how big of an easement or

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encroachment or variance would be required.
You're not going to get your, you know,
straight shot driveway into the garage, but I
think --

MR. IANNACITO: Circular driveway.

MR. GARCIA-BOU: Circular driveway.

MR. MCINTYRE: That's across the
street. I just think that's something we could
look at.

MS. UHLE: I think we're asking him to
look at alternatives.

MS. NEMECEK: And even looking into
the health of -- if you have to remove a
tree -- making certain of the health of the
remaining tree. For instance, if you maintain
a certain percentage of -- touch only a certain
percentage that would guarantee that the tree
would remain even with the CULTEC chambers.

MR. IANNACITO: We would need a
variance for this here, which is probably like
30 feet.

MS. UHLE: I think you're designing it
now. I think come back to the Planning Board
with an ulterior design.

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THE CHAIRPERSON: Margaret, I think
that that was really the only --

MS. UHLE: Did you open the public
hearing for this one? I don't believe so.

THE CHAIRPERSON: I don't think so.

MS. UHLE: And that was the only
thing.

THE CHAIRPERSON: I would like to open
Application 19-08 for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here
that would like to speak about this
application? Hello?

Then I would like to make a motion to
close -- did you want to speak? Okay.

MR. PALMIERI: Tim Palmieri, I'm at 12
Interlaken. I'm the house to the right on the
north. I thought everything looked good. I
don't want to take the tree down.

Unfortunately, we had to take a tree down that
died next to my driveway, and the Highway
Department did come and put a new driveway in,

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which is great. The variance, does that mean
that takes more of any of my property or the
driveway would go closer to my property to make
room for them to have a straight run into their
garage?

MR. IANNACITO: Which property are
you?

MR. PALMIERI: 12. Looking at the
house, I'm on the right side.

MR. IANNACITO: In order to avoid
taking the tree down, the driveway would have
to go closer to your house. You're here?

MR. PALMIERI: Correct.

MR. IANNACITO: Your setback is 8 feet
off this property line, so you're pretty close
to this property line.

MR. PALMIERI: I have the row of
Rhododendrons and the Maple.

THE CHAIRPERSON: It wouldn't go on
your property.

MR. PALMIERI: So my existing shrubs
and tree over there, that wouldn't be upset?

MR. MCINTYRE: No.

MR. IANNACITO: The existing house and

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new house are going to be the same distance
away from that property line, so it shouldn't
affect any of the planting along that property
line, and the driveway will be held off this
property line.

MR. PALMIERI: Okay. Thank you.

THE CHAIRPERSON: Thank you for coming
this evening.

MR. PALMIERI: It was a long night.

THE CHAIRPERSON: And we have two
more.

MR. MCINTYRE: So we want to close the
public hearing?

THE CHAIRPERSON: Yes.

MR. MCINTYRE: I would like to make a
motion to close Application 19-08 located at 14
Interlaken Drive; do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: This application is
closed.

With that, I would like to make a
motion to move this proposal and application on

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1 to the Planning Board but with the condition
2 that the applicant looks at keeping the tree
3 that's currently in conflict with the straight
4 shot driveway, and obviously with the input of
5 the Parks and Highway Department, I think
6 everybody's collective opinion would be to try
7 and save the tree, if at all possible.

8 THE CHAIRPERSON: Second.

9 MR. MCINTYRE: All in favor.

10 (All aye.)

11 MR. MCINTYRE: Thank you.

12 MR. IANNACITO: Great. Thank you.

13 THE CHAIRPERSON: Next up we have
14 Application 19-09 for 760 White Plains Road.

15 MR. IANNACITO: Good evening, again.
16 My name is John Iannacito, I'm an architect,
17 and I'm representing Post Road Realty 5, LLC.
18 We are proposing changes to the previously
19 approved facade improvements at 760 White
20 Plains Road.

21 This application was presented to the
22 board a little over a year ago, to the
23 Architectural Review Board, and then on to the
24 Planning Board, and it was approved. Due to

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1 some high costs on the construction bids, the
2 owner has decided to make a couple of changes
3 to try to reduce the cost of construction. The
4 changes that we are propose are -- first of
5 all, there will be no changes to the size of
6 the addition, no changes to the use of the
7 building, and no changes to the previously
8 approved parking requirements. All of that
9 stays exactly the same. We're only proposing
10 facade changes. The changes will include
11 eliminating the roof decks and balconies at the
12 front of the property and constructing flat
13 roofs in those areas, reconfiguration and
14 relocation of exterior windows and doors, and
15 replacing of the stone veneer at the front to a
16 stucco finish.

17 Here we have the existing elevation
18 and the previously approved elevation. This is
19 what it is today. This is what was previously
20 approved. So previously we had this entire
21 front section, which was the addition, clad in
22 stone. On the upper floor, we had glass all
23 the way across the balconies at the top, at the
24 second floor, and at the third floor.

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1 Here is the new elevation. This was
2 the previously approved front. This is the new
3 front. So because we're not going to have
4 balconies, the roof line is going here. This
5 will be stucco. The only place we're going to
6 have stone veneer is down at the base here. At
7 the top floor, we're eliminating all the big
8 glass with smaller window openings.

9 On the left side, this is what was
10 previously approved with the stone veneer at
11 the front and glazing and this will be the new
12 side elevation. This will be stucco all the
13 way down. There's a little bit of stone veneer
14 on this wall here where the monument sign will
15 be. We eliminated the windows inside the
16 stairwell because originally we were going to
17 have an open stairwell throughout the building.
18 Now we're going to have an enclosed staircase
19 and we're not going to have any openings in
20 that and that happens right here.

21 We're looking at the rear elevation.
22 This was the previously approved rear elevation
23 and this is the new rear elevation. Really,
24 the only change is the glazing at the top

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1 floor. That changed and this will be a single
2 sliding door versus glass all the way around.
3 The right side, again, we have the
4 stone veneer on this end coming off, and the
5 windows pretty much stay the same on this side
6 of the elevation. We just lose a couple of
7 windows at the upper floor.

8 Then I have a rendering of the two
9 different options. This was the previously
10 approved front facade and that's the new one.
11 The big change is the stone veneer here will be
12 eliminated, it will be a stucco finish, and the
13 glazing here and smaller windows.

14 THE CHAIRPERSON: The top, top floor
15 where the glazing is eliminated, it just seems
16 to be bigger. Is it bigger or is it because
17 that balcony wall is like kind of --

18 MR. IANNACITO: I think it seems
19 taller because this line here actually came
20 down. Everything stays the same size.

21 MS. NEMECEK: The windows in the
22 previously approved version have three segments
23 and the new one has two; is there a reason why
24 you made that change?

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 2 MR. IANNACITO: This one here?
 3 MS. NEMECEK: Yes.
 4 THE CHAIRPERSON: Once you took that
 5 balcony away, you start to see the difference
 6 between it.
 7 MR. IANNACITO: This was the balcony
 8 here. These were kind of tucked in behind.
 9 Then when you look at this, they're more in
 10 line. In the front it looks better having them
 11 all being consistent.
 12 MR. LUCA: All the stucco is the same
 13 color now?
 14 MR. IANNACITO: Yes.
 15 MR. LUCA: Did you consider making the
 16 front element white stucco, like the stone
 17 elevation?
 18 MR. IANNACITO: We did consider
 19 looking at different color stuccos.
 20 MR. LUCA: The contrast looks nice.
 21 MR. MCINTYRE: I agree with that.
 22 MR. LUCA: The contrast looks nice
 23 with the white.
 24 MR. IANNACITO: We can go with
 25 different color stucco. The only issue is

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 2 we're going to get a hard line right here.
 3 MR. LUCA: It could be a control
 4 joint; right?
 5 MR. IANNACITO: Yes. We have to put
 6 control joints in any way. We'll have one
 7 changing color right here and one here. We
 8 could definitely do that. Maybe not a white,
 9 maybe a light gray and a darker gray.
 10 MR. LUCA: I think it helps.
 11 MR. IANNACITO: Yes, we could do that.
 12 We talked about this.
 13 MR. MCINTYRE: I think the existing --
 14 and again, you're an expert when it comes to
 15 cornices and moldings; right? That's an inside
 16 joke. I certainly think that the sort
 17 delineation on the existing one, the cornice,
 18 is a little bit more modern, it's a little bit
 19 more sleek than the one on the proposed; is
 20 there any way that that can be --
 21 MR. IANNACITO: This was basically
 22 like a coping on top of the parapet wall. This
 23 is going to have a drip edge, gutter, fascia,
 24 so it has to have a little bit more thickness
 25 to it.

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 2 THE CHAIRPERSON: But does it have to
 3 be that thick?
 4 MR. IANNACITO: Let's go back to these
 5 elevations.
 6 MR. MCINTYRE: Usually when you draw
 7 it, it's oversized but when it's built, it --
 8 MR. IANNACITO: It disappears.
 9 MR. MCINTYRE: Yes, exactly.
 10 MR. IANNACITO: I can play with the
 11 fascia signs here and make them a little
 12 smaller.
 13 MS. NEMECEK: It looks a little heavy.
 14 MR. LUCA: The larger cornice takes
 15 away the modern feel of it.
 16 MR. IANNACITO: It does, yes. I think
 17 the previous way we had it had a more
 18 contemporary feel, especially with all the
 19 glazing at the top.
 20 MR. MCINTYRE: I definitely agree with
 21 my colleagues here the fact that, you know
 22 lightening the lower portion up makes a big
 23 difference.
 24 MS. NEMECEK: Where is the lighting
 25 going to be?

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 2 MR. IANNACITO: The lighting is going
 3 to stay the same. Originally, we just had some
 4 lighting on the walkway.
 5 MS. NEMECEK: Right. You're going to
 6 keep the up lighting?
 7 MR. IANNACITO: Yes, and down light
 8 here in this entranceway here.
 9 MS. NEMECEK: Okay.
 10 MR. MCINTYRE: The curtain wall or the
 11 glazing aluminum frames at the top level, what
 12 is that, what's on the inside?
 13 MR. IANNACITO: It's one big, open
 14 office space. It's not a very large space up
 15 there. It basically covers the existing
 16 footprint of the building. The only portion
 17 that's an addition is this two story piece in
 18 the front. Everything else is the existing
 19 footprint of the building.
 20 MR. MCINTYRE: So, again, to create
 21 some difference and sort of interest in the
 22 overall elevation, how expensive would it be to
 23 sort of keep the existing design with regard to
 24 that curtain wall of glass as opposed to, you
 25 know, the three sets of --

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THE CHAIRPERSON: Four sets.

MR. MCINTYRE: Four sets of --

MR. IANNACITO: I'm not sure where the numbers came in on the glazing. Based on the feedback we got from the contractor, he said the windows were a very high number, the stone was a very big number, and the --

MR. MCINTYRE: Don't always heed what those contractors.

MR. IANNACITO: And the elevator. So we decided to keep the elevator.

MR. MCINTYRE: Well, wouldn't you agree that that kind of, you know, enhances the overall appearance?

MR. IANNACITO: I agree. I mean, I prefer the original scheme also.

MR. MCINTYRE: I understand cladding the building in stone, you know, is a big expense, so we're relenting somewhat and going with the stucco, but I think we certainly try and like to keep the modern element of it as much as we can. I think with possibly looking at trying to bring that top level, make it more transparent as opposed to just the same sort of

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rhythm of the other two levels, I think that would certainly --

MR. IANNACITO: We had the glazing coming here and then turning the corner and starting again on the other corner on the original plans.

THE CHAIRPERSON: In the back. You don't need it in the back.

MR. MCINTYRE: I think you really just want it in the front.

MR. LUCA: What about structurally, structurally is it different, you know, like a steel beam and column point? The wall is a bearing wall now.

MS. UHLE: John, could you use the microphone, please.

MR. IANNACITO: Sure. Yes, we do have a steel beam down below because that's where --

MR. LUCA: No, I meant because of all the glazing structurally --

MR. IANNACITO: Now there will just be smaller headers over every window versus a big, long header at the top floor. You're still going to have a header coming across to pick up

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the roof load coming down, which lands on top of the steel beam below it. So you're going to have smaller headers but still landing on top of the steel beam below.

MR. MCINTYRE: It's not a game changer, but I think if you could incorporate that, I think it will make it better.

MS. NEMECEK: It will look cleaner.

MR. LUCA: It's probably a \$50,000 difference, I think.

MR. IANNACITO: 50,000?

MR. LUCA: In glazing and in structural.

MR. IANNACITO: Could be.

MR. LUCA: But it does look really nice like that.

MR. IANNACITO: These were fixed panels with sliders.

MS. NEMECEK: You don't need that anymore.

MR. IANNACITO: The whole waterproofing system, the wood decking, the sliders, I mean, all of that --

MR. MCINTYRE: So there's no balcony

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up there?

MR. IANNACITO: There's no balcony.

The roof stops right here now. It's just a flat roof with a membrane. You can't walk out anymore.

THE CHAIRPERSON: Basically it's storefront up there.

MR. MCINTYRE: It's not curtain wall, it's not --

MR. IANNACITO: It's not like a NanaWall system.

MR. MCINTYRE: Again, going back to the old faithful, I just think as the architect, right, I think that would certainly --

MR. IANNACITO: But I'm not paying for it. I would love to go with the first version.

MR. LUCA: You honestly don't even see that when you're on the street, do you?

MR. IANNACITO: You don't. It's set way back. If you go into the parking lot of the store across that's up on an incline, you might be able to see it there.

THE CHAIRPERSON: So then put the

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- 1 stone back instead.
 2
 3 MR. IANNACITO: The stone was very
 4 expensive.
 5 THE CHAIRPERSON: I hear you. I think
 6 that those lines, those horizontal lines,
 7 lightening those up would make a difference and
 8 would make it come closer to this than it is
 9 right now, and the difference in color. The
 10 lightening up of that front panel.
 11 MR. IANNACITO: We could start a
 12 donation in Eastchester.
 13 MR. MCINTYRE: I would like to make a
 14 motion to open up Application 19-09, 760 White
 15 Plains Road; do I have a second?
 16 MR. GARCIA-BOU: Second.
 17 THE CHAIRPERSON: All in favor.
 18 (All aye.)
 19 MR. MCINTYRE: Public hearing is now
 20 open. Anybody here that would like to speak
 21 with regard this application?
 22 (No comments.)
 23 MR. MCINTYRE: That being the case, I
 24 would like to close the public hearing on
 25 Application 19-09; do I have a second?

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- 1 MS. NEMECEK: Second.
 2 MR. MCINTYRE: All in favor.
 3 (All aye.)
 4 MR. MCINTYRE: Okay, public hearing is
 5 closed. Any other comments?
 6 THE CHAIRPERSON: No.
 7 MR. MCINTYRE: That being said, I
 8 would like to make a motion that we move this
 9 Application, 19-09, 760 White Plains Road on to
 10 the Planning Board with --
 11 MS. UHLE: I'll give you the three
 12 comments: Consider using a lighter stucco for
 13 the lower front portion of the building; reduce
 14 the size of the cornices to be similar to what
 15 was originally proposed; and consider
 16 maintaining windows on the top level as
 17 originally proposed on the front elevation at
 18 least. Consider. That was it.
 19 MR. MCINTYRE: Do I have a second?
 20 MR. GARCIA-BOU: Second.
 21 MR. MCINTYRE: All in favor.
 22 (All aye.)
 23 MR. MCINTYRE: Very good. Thank you.
 24 MR. IANNACITO: Thank you.

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- 1 THE CHAIRPERSON: Thank you. Thank
 2 you, our last applicant, 19-10, for being so
 3 patient, as you were the last on the agenda.
 4 Welcome.
 5 MR. ANDERSON: Good evening, board
 6 members. My name is Chas Anderson, and I'm the
 7 chef/owner of Burrata Restaurant at 425 White
 8 Plains Road. I would like to thank all of you
 9 for the opportunity to present this evening.
 10 Burrata is currently expanding into
 11 the adjacent space, which was formally a hair
 12 salon. If you you're facing the space, it's
 13 the space to the right. This expansion will
 14 allow for a new and improved kitchen and
 15 additional dining. I'm asking for the approval
 16 to make facade improvements to the existing and
 17 expanded restaurant.
 18 So here at the bottom we have the
 19 existing elevation and the top is the proposed.
 20 The proposed facade will consist of new stucco.
 21 I have a sample here. This particular stucco
 22 is a limestone aggregate stucco. It's being
 23 imported from Italy, so it's the old fashion
 24 stucco done in the form of plaster. Also, a
 25

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- 1 cast stone water table, which is to match the
 2 color of Indiana Limestone; new and improved
 3 windows and doors manufactured by Marvin made
 4 of metal in the color of ebony, which is black;
 5 detailed window trim and crown moldings
 6 manufactured by AZEK painted to the compliment
 7 the stucco and stone, composite material, AZEK;
 8 new sign letters to be made out of satin brass.
 9 I have a sample here in hand. I'm aware I do
 10 need to go before the --
 11 THE CHAIRPERSON: Sign committee.
 12 MR. ANDERSON: Yes. I had passed out
 13 some specs of lighting. My intent is to
 14 propose the sign lighting that was passed out,
 15 which is horizontally mounted above the
 16 letters. It is made out of satin brass as well
 17 to match the brass letters.
 18 THE CHAIRPERSON: Is that instead
 19 of those --
 20 MS. NEMECEK: Instead of the ones you
 21 have?
 22 MR. ANDERSON: Instead of what is on
 23 the drawing here. The pamphlet which has that
 24 linear --
 25

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MR. MCINTYRE: So it's going to be linear as opposed to the spots?

MR. ANDERSON: Exactly.

MS. NEMECEK: That looks much better.

MR. ANDERSON: Thank you. I thought so as well.

THE CHAIRPERSON: Will that be one rail going across or multiple rails?

MR. ANDERSON: Well, it is to be one long rail. I believe it is to be three sections of 60 inches to cover the letters of the logo.

MR. MCINTYRE: Right.

MR. ANDERSON: The intent is for it to be long, this way I don't have any drop off of any lighting.

THE CHAIRPERSON: No hot spots, yes.

MR. MCINTYRE: You got to be careful with that because that then is probably a custom fixture, so before you say that, you might have to go with three increments -- depending on how long your sign is, you may have to sort of go with individual increments of lights.

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MR. ANDERSON: I appreciate that. In addition, upon the entry, we're proposing to have Bevolo brand gas lanterns, which are made out of copper, which I thought would be an elegant touch. Also, I passed a pamphlet spec on proposed French inspired planters to house Boxwoods.

MS. NEMECEK: They're going to be black or green?

MR. ANDERSON: I'll let you chose the color of that. It could be painted any color.

MR. LUCA: Black.

MS. NEMECEK: Black is the best.

MR. ANDERSON: Black it is.

MR. MCINTYRE: Can we see some of the stucco and the limestone?

MR. ANDERSON: Sure. Absolutely. You see in this particular sample that was made, one has a courser aggregate and one is little bit more fine. The sample with movement of the trough just to see some of the movement and the effect of it being swayed, if you will.

MR. LUCA: Metal trough compared to the plastic trough maybe?

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MR. ANDERSON: You know what, I'm not a professional on troughs.

MR. LUCA: Which one you are you going to use or a combination?

MR. ANDERSON: Honestly, I like them both.

MR. MCINTYRE: I like the one on the left.

MR. ANDERSON: On the left? The smoother?

MR. MCINTYRE: I think it's more like a sandstone, more like a natural stone.

MR. ANDERSON: Right. I'm trying to achieve the appearance of -- in a perfect world, I would have the funds to make this all out of beautiful limestone as if you're walking down Greenwich Avenue. My intent here is to achieve the same color of the limestone as well as the effect. In this case particular case, using true plaster in the old fashion technique from the old world.

MS. NEMECEK: It looks good.

MR. MCINTYRE: The Bevolo gas lanterns, are they actually propane or natural

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gas; are they going to have a gas flame?

MR. ANDERSON: They are natural gas, manufactured in New Orleans in the French Quarters and up to spec and code.

MR. MCINTYRE: Very nice. Very nice touch.

THE CHAIRPERSON: Margaret, are the planters on the town right of way?

MS. UHLE: I don't know. We'll have to double check that. Do you own some of the sidewalk in front of your property, do you know? I know Mickey Spillane's does.

MR. LUCA: He has a nice detail of the brass B in front of the planters. You guys didn't notice that, did you?

MR. ANDERSON: Thank you.

MS. UHLE: We'll check into that. That's just for us to confirm and possibly get permission for that, if necessary.

MR. MCINTYRE: I guess all the fenestration above the doors, all the cove moldings, that's all new, that's all going to be AZEK and trimmed out?

MR. ANDERSON: Absolutely.

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1
2 Essentially, I would be doing a brand new
3 storefront. I had inherited that storefront.
4 I did the best I could when I opened seven
5 years ago. Since four years, I managed to
6 purchase the property, so I'm looking to
7 enhance my property at this point.

8 THE CHAIRPERSON: The doors seem like
9 they open but it is a step down, are you going
10 to use the opening?

11 MR. ANDERSON: In a perfect world, I
12 would have those open and it will be beautiful,
13 but unfortunately, there's a light there,
14 there's a bus stop there, there's a ton of
15 noise there from that main, busy road, and it's
16 a bit of an issue with I have a wood fired oven
17 in there, which is a furnace, so with respect
18 to utilities and balancing temperature, I can't
19 leave those doors open. I do love the
20 appearance of the doors, so they're meant to
21 look as though they will fold or a NanaWall, if
22 you will. These are meant to open larger
23 because I do not have a back area to receive
24 deliveries, unfortunately. So I would like the
25 opportunity to be able to receive a larger

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1 delivery, larger than the normal doorway.
2 Hopefully, with the hand trucks they're not
3 going to damage my beautiful stucco. That's
4 why I'm intending to have those doors open up a
5 bit larger.
6

7 THE CHAIRPERSON: Well, it looks
8 really nice.

9 MS. NEMECEK: Yes, it does.

10 MR. ANDERSON: Thank you.

11 THE CHAIRPERSON: And I love the
12 black. That will look really nice.

13 MR. ANDERSON: Thank you.

14 THE CHAIRPERSON: The brass is nice,
15 but it is not a huge contrast with your -- you
16 have that now also, that kind of not too much
17 of a contrast on the lettering, and I know we
18 let you make it a little bit bigger because of
19 that. It looks like it's kind of a little bit
20 smaller now.

21 MR. ANDERSON: It is significantly
22 smaller than what it currently is.

23 THE CHAIRPERSON: So it may not show
24 up as much as you want it to because it's not
25 contrast. There's a place down on Marbledale,

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1 I think it's Fleetwood Collision or something,
2 that has that similar background color with a
3 brass letter, you know, brass pin letter. Look
4 at it and see, it just doesn't really pop.
5 It's nice, but it's not --

6 MR. MCINTYRE: I kind of think we need
7 to see the whole sort of thing together.
8 Personally, I like it.

9 MR. LUCA: I like the brass. It's
10 very Ralph Lauren.

11 MR. MCINTYRE: It's very high level.

12 THE CHAIRPERSON: Maybe if it's pulled
13 off of the building a little bit with the pins,
14 you'll get the shadow.

15 MS. NEMECEK: Especially with the
16 light over it.

17 THE CHAIRPERSON: Something that has a
18 little depth to it.

19 MR. ANDERSON: I'm happy to talk in
20 detail about my font, but I think it's perhaps
21 better served at the sign committee.

22 THE CHAIRPERSON: Yes. Absolutely.

23 MR. ANDERSON: With the font and the
24 shadowing and being offset from the building I

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1 think is going to be a concern of mine, but I
2 think we can talk in detail then.

3 THE CHAIRPERSON: I think it looks
4 really lovely.

5 MS. NEMECEK: Yes, it really does.

6 THE CHAIRPERSON: We need to open the
7 public hearing just because we have to do that.

8 MR. ANDERSON: This is my mother.

9 THE CHAIRPERSON: Hi, mom.

10 I would like to make a motion to open
11 Application 19-10 to a public hearing.

12 MR. GARCIA-BOU: Second.

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

15 (No comments.)

16 THE CHAIRPERSON: I would like to a
17 motion to -- unless you want to speak -- to
18 close Application 19-10 to a public hearing.

19 MR. GARCIA-BOU: Second.

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

22 THE CHAIRPERSON: I would like to make
23 a motion to move Application 19-10 along to the
24 Planning Board with a recommendation for

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1 approval.
 2 MS. UHLE: That's it.
 3 THE CHAIRPERSON: Paint the planters
 4 black and check where they're placed. Thank
 5 you very much. It looks lovely.
 6 MR. ANDERSON: Thank you, guys.
 7 MR. MCINTYRE: Hopefully there's not
 8 going to be too much down time.
 9 THE CHAIRPERSON: I think this
 10 restaurant will get the cornices right.
 11 MS. UHLE: The others have been
 12 delivered.
 13 MR. MCINTYRE: They what?
 14 MS. UHLE: It's delivered. Now it's
 15 just a matter of getting up it up.
 16 THE CHAIRPERSON: Installing them?
 17 MS. UHLE: Yes.
 18 THE CHAIRPERSON: I would like to make
 19 a motion to close the ARB meeting for whatever
 20 day today is, April 4th. Second.
 21 MR. MCINTYRE: Second.
 22 THE CHAIRPERSON: All in favor.
 23 (All aye.)
 24 MR. MCINTYRE: Goodnight, everyone.
 25

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(MEETING ADJOURNED.)

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CERTIFICATION

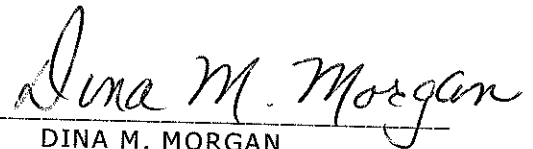
1
 2
 3
 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)

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

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

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

20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 10th day of May, 2019.

22
 23 
 24 DINA M. MORGAN
 25 Court Reporter

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CORRECTION SHEETPAGECORRECTION

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