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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
MAY 3, 2018

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

**TOWN OF EASTCHESTER**  
Building and Planning Department

MARGARET UHLE, DIRECTOR OF PLANNING  
JAD KING, BUILDING INSPECTOR  
MICHAEL VERNON, ASSISTANT PLANNER

MAY 23 2018

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

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EASTCHESTER ARB - 5/3/18  
THE CHAIRPERSON: First item is new business Application 18-14, 58 Lake Shore Drive. Please come to the podium.

MS. UHLE: You know, maybe because the model -- you might just be able to put it right on the table here or up on the ledge. Maybe you could move that phone or something, that way you guys could see it. You can always detach that microphone if you want to describe it.

MS. WONG: Hi. Thank you for letting us present today. My name is Stacie Wong with Gluck+ Architecture, and we are the architects for 58 Lake Shore Drive. We're very excited to present this project to you.

This building is new construction. It's a one family residence, one story plus a basement. The design does meet the current zoning law, and no variances will be required for this. The gross floor area for the building is 3,645 gross square feet, which is below the maximum allowed. The building coverage is approximately 4,550 square feet, which is also within the maximum allow. The

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EASTCHESTER ARB - 5/3/18

THE CHAIRPERSON: Good evening, everyone, and welcome to the May 3rd, 2018 Architectural Review Board meeting.

MS. UHLE: Rise for the Pledge of Allegiance.

THE CHAIRPERSON: Rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: First up this evening -- actually, roll call, I'm sorry.

MS. UHLE: I could do that if you want. 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 and Silvio Luca are not able to attend this evening.

THE CHAIRPERSON: I don't think we have the right people to approve the minutes.

MS. UHLE: That's correct. So we'll just go on to the first item.

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impervious surface coverage is approximately 6400 square feet, which is within the maximum allowed. The building height is 22 feet 7 inches from the average grade, which is also within the maximum allowed as well as above the minimum required.

So I will walk you through the project. What you can see on the top are renderings of the building, and I will point to the bottom image which shows the site plan. Maybe I will just do this. So as you can see from the site plan, the site is wedge shaped. If you're looking at the model that is also in front of you on the table, the white board is represents the site. So that is the borders of the property line on the site. The site is at the end of a cul-de-sac off of Lake Shore Drive. The site does overlook Lake Isle. So as you could see on the site model, the site has a high point at the street and then it slopes down approximately 15 feet down towards the water's edge. The building is one building, but the way that we approached the design was to try to create the appearance of a

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1 series of pavilions, a series of interconnected  
2 pavilions to kind of break down the scale of  
3 the building.

4 So for us the design intent was to  
5 create a very quiet and elegant facade  
6 expression at the end of Lake Shore Drive. So  
7 if you look at this site plan right here, this  
8 is Lake Shore Drive. The site is at the base  
9 right there, which is overlooking Lake Isle,  
10 and our site, this dotted line represents the  
11 property line, the extent of the lot. Because  
12 it's at the end of this cul-de-sac, for us we  
13 felt that the street view was very, very  
14 important. So as you can see on this top  
15 rendering right here, the idea was to create a  
16 very quiet and elegant expression so that, one,  
17 it would not be ostentatious as people are  
18 driving down the street, but, two, it would act  
19 as almost like a canvas or backdrop to a lot of  
20 the really beautiful existing trees that are on  
21 the site. We do have Richard Quigley here, who  
22 is the landscape architect, and he'll go over  
23 the landscaping a little bit later on in the  
24 presentation, as well as some of the new

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1 plantings that will populate the front of the  
2 building to kind of give a soften edge along  
3 the property line.

4 So for the materials on the building,  
5 we were looking at precedence throughout the  
6 neighborhood. So the things that we started to  
7 identify in the neighborhood are buildings that  
8 had a more modern aesthetic. So you see one  
9 here, which is at 62 Lake Shore Drive, and  
10 there also are a few other modern buildings  
11 that we looked at in very close proximity, one,  
12 91 Lake Shore Drive, as well as at 82 Lake  
13 Shore Drive. So we really were looking at the  
14 clean aesthetic of those buildings, the flat  
15 roofs, that modern aesthetic. One of the  
16 things that we also looked at in the  
17 neighborhood was different kinds of materials  
18 or material expressions in the neighborhood.  
19 So one of the things we started to pick up on  
20 was the use of lap siding that we see  
21 throughout the neighborhood. Some of the  
22 examples for that would be at 38 Lake Shore  
23 Drive, 69 Lake Shore Drive, as well as 74 Lake  
24 Shore Drive.

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1 So what the front expression does is  
2 we decided to take kind of a modern  
3 interpretation of that concept of the lap  
4 siding by, one, increasing the scale of it. So  
5 as you can see here, we have these large panels  
6 that act as -- that have a lapped dimension on  
7 it so it brings some shadow lines to the  
8 building that give the building scale and also  
9 give a sense of texture to that front facade.  
10 We also looked at what you see here, this is  
11 the garage door as well as the screen fencing  
12 for the trash and the mechanical which we're  
13 trying to shield from view from the street.  
14 With this material, we were looking at a fiber  
15 cement concrete board that has a lot of texture  
16 so as light grazes across the surface, it  
17 starts to pick up different colorations and  
18 different tones which kind of give life to that  
19 material.

20 I'm going to put the material board  
21 here. So as you can see here, for the siding  
22 material we were looking at a thick aluminum  
23 panel that would be painted a very durable  
24 Kynar architectural coating that we're

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1 proposing in silver and has a very, very slight  
2 sheen to it so when the sunlight hits it, it  
3 kind of has, again, a life and a depth to the  
4 material. This is the fiber cement board that  
5 we are looking at for the garage door as well  
6 as for the screened fence. Then to highlight  
7 the entry into the building, there are a couple  
8 of things that we did. One was adding a canopy  
9 that will have recessed lighting in that canopy  
10 so that it could be lit at night and welcome  
11 people and guide them to that front door, and  
12 then we're also putting a more contrasting  
13 material on that front door which is a Corten  
14 steel. So that modeled look, that warm color  
15 of the Corten me highlights the entry as  
16 distinct from the building in the front.

17 So as we then move to the back of the  
18 building, as you can see on the model, as I  
19 said earlier, the site is wedge shaped, and so,  
20 by expressing the building as a series of  
21 pavilions what it let's us do is arrange each  
22 pavilion somewhat in a splayed fashion. So it  
23 allows the building to work with the site, work  
24 with the angled property lines on the site, and

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1 then what it also does is from the view from  
 2 the lake it kind of breaks down the scale of  
 3 the building. Rather than being one monolithic  
 4 facade, it breaks down that scale a little bit  
 5 so that the building nestles in the landscape a  
 6 little bit better. As you can see in this  
 7 model and also in this rendering right here,  
 8 two of these pavilion boxes are that lap siding  
 9 that we talked about, but then we have one  
 10 special pavilion, which is this one right here,  
 11 and you could see it in this building right  
 12 here. This one does contains more of the  
 13 public spaces of the house, the living room,  
 14 the dining room where everybody really gathers  
 15 in the home, and that's expressed in larger  
 16 depths of glass, but then to again add some  
 17 texture to the architectural design as well as  
 18 to give some depth to the building, we are  
 19 proposing a series of sliding panels or sliding  
 20 screens somewhat like reminiscent of shutters  
 21 that you find on residential homes. Those  
 22 shutters have a slatted pattern, which you  
 23 could see here in the model, and those are all  
 24 movable. So they can be moved and positioned

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1 to work with where the sun is during the day to  
 2 act as solar shading, but it also kind of gives  
 3 like a really dynamic expression on that facade  
 4 of the building.

5 We also are preserving quite a few of  
 6 the existing trees that are along the water's  
 7 edge, so that also softens the building when  
 8 seen from the lake.

9 So I think I'm going to turn it over  
 10 to Richard right now and he can explain a  
 11 little bit more about the landscape concept and  
 12 the landscaping being proposed for the  
 13 building.

14 MR. QUIGLEY: Again, my name is  
 15 Richard Quigley, landscape architect with the  
 16 office of IQ Landscape Architects located in  
 17 White Plains, New York.

18 So when one approaches this house,  
 19 it's basically dead center on the cul-de-sac,  
 20 so it was very important for us to enframe the  
 21 architecture in terms of preserving trees that  
 22 were worth preserving because they were  
 23 beautiful. We have a gorgeous Japanese maple,  
 24 a Cryptomeria, and then on the other side we

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1 balanced it with a grouping of multi stem  
 2 birches, white bark, that silhouette very  
 3 nicely against the house, give interest all  
 4 seasons of the year. The other thing was to  
 5 create a soft approach of levels of different  
 6 grasses as you flow into the property itself.  
 7 We were also able to integrate a couple of very  
 8 nice Japanese maples, which are located here,  
 9 and integrated it a way of identifying the  
 10 house with the house number, etcetera, in a  
 11 very natural way.

12 In the rear of the property, we've  
 13 created -- we have a really nice row of  
 14 existing red maples that are right up against  
 15 the shoreline bulkhead, and we created a  
 16 vegetated buffer, which is a good thing to do  
 17 because when you have runoff or anything like  
 18 that, before anything enters into the lake, it  
 19 goes to this vegetated buffer of different  
 20 plant materials, ground cover, shrubs, and  
 21 things like that, things that are water  
 22 tolerant, and creates that undulating edge,  
 23 which I could show you on the plan.

24 So as I was saying, we have two very,

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1 very nice trees that we're saving on this side,  
 2 we another existing river birch here, we're  
 3 putting our cluster of the white birches in  
 4 here, we have our two Japanese maples, we're  
 5 doing a very ambitious screening of the  
 6 property next door so there's good privacy, and  
 7 we're making a real considered effort to save  
 8 some of the mature trees on the site, which  
 9 there are some very, very big oaks, maples in  
 10 the range of 30 inches in caliber, very, very  
 11 important for the scale, and then infilling  
 12 with evergreens, again, out of the respect for  
 13 the neighbors, privacy, and keeping it in a  
 14 rather loose approach. So again, the vegetated  
 15 buffer along the edge, screening, carrying  
 16 through a grouping of birches in this area as  
 17 well to have some continuity and unity in some  
 18 of the plant material. Some of the things  
 19 along here are existing in terms of some very,  
 20 very mature, high cedar hedges, and then again  
 21 placing other plant material in those openings  
 22 and gaps so that we have a real strong  
 23 separation between there and the property.

24 That's pretty much it. Thank you.

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2 THE CHAIRPERSON: Could you bring up  
3 the materials again?

4 MS. WONG: Yes, absolutely. I did not  
5 present every single material that's on the  
6 board. We could go through each one of them.  
7 If you want to know where they're located on  
8 the building, I could point them out on the  
9 rendering.

10 THE CHAIRPERSON: This is the front  
11 door?

12 MS. WONG: That's the front door, the  
13 Corten steel. Then the upper left of the board  
14 we have different painted materials. So if you  
15 look at kind of the white matt Kynar finish of  
16 the aluminum and also the silver Kynar finish,  
17 we are proposing the silver with the slight  
18 sheen on it for all of the lap siding, and then  
19 for the sliding shutters that's what we're  
20 looking at for the matt white. So it kind of  
21 just has a little more distinction from the  
22 other pavilions on the site.

23 MR. MCINTYRE: Those back panels, it's  
24 almost sort of aluminum panels with sort of a  
25 cut out?

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2 MS. WONG: Exactly. Exactly. And  
3 it's kind of with different patterns, so from  
4 the inside you get different views. Some are  
5 from larger openings, some are smaller. From  
6 the outside it kind of gives a little bit of  
7 depth to the facade.

8 MR. MCINTYRE: There are sliding doors  
9 on the two back levels; correct?

10 THE CHAIRPERSON: Behind those panels.

11 MR. MCINTYRE: Behind those panels.

12 MS. WONG: So these panels, there are  
13 enough panels so that you could actually  
14 close the complete entire pavilion exterior,  
15 although we don't envision them always being  
16 closed. I think we envision them mostly being  
17 slid open. We really love this idea of having  
18 the sliding panels and seeing two sliding  
19 panels behind another one. It just kind of  
20 added that richness to the architecture, which  
21 we thought was important.

22 MR. MCINTYRE: How do you move those  
23 panels other than when the doors are open?

24 MS. WONG: So they are moved when the  
25 doors are -- so for the lower level obviously

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2 you could go out at grade and move them where  
3 you would like to move them. On the interior,  
4 we have three locations where we have big  
5 sliding glass doors that can open up. You  
6 basically open up the sliding door, there's  
7 going to be a glass safety guardrail once you  
8 open up those doors, and then you're able to  
9 open and close those sliding doors from the  
10 indoors.

11 MR. MCINTYRE: Not so much in those  
12 areas, which I would assume you have the  
13 ability because you're able to do this  
14 (indicating), but in the areas where they're in  
15 front of the fixed panels, is there a lot of  
16 the fixed panels where --

17 MS. WONG: So on this panel, this one,  
18 this one and this one are fixed on this facade,  
19 so we're showing this rendering as the open  
20 panels that can be open, and they basically, in  
21 essence, stack behind the fixed panels.

22 MR. GARCIA-BOU: You mentioned the  
23 guardrails. Where are the guardrails located?

24 THE CHAIRPERSON: They're on the  
25 second level?

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2 MS. WONG: They're on the second  
3 level, and they're very lightly shown here. I  
4 don't know if the camera is showing it. The  
5 way that we would detail it, it would be  
6 mounted to the aluminum frame of the window  
7 system so that it's always in place.

8 MR. GARCIA-BOU: It's always there.

9 MS. WONG: It's always there  
10 regardless of whether the sliding doors are  
11 open or closed.

12 MR. GARCIA-BOU: There's one more  
13 thing I want to ask about the garage door. I'm  
14 trying to understand the garage door. Is that  
15 one big garage door or it's just the center,  
16 the three panels are the garage door?

17 MS. WONG: These three panels are the  
18 garage door. It's a traditional size and it  
19 opens up. Usually we don't always like to see  
20 the garage door so prominent on the front, so  
21 the way that we are looking to design it is to  
22 make it look like it's part of this screen. So  
23 even though this is a fence screen wall, it's  
24 going to be the same material as what we're  
25 proposing to clad the garage door with. So

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1 when the garage door is closed, you kind of  
2 have this very clean really nice textured  
3 material that's continuous along the front of  
4 the building. That's the material that's on  
5 the upper right.

6 MR. GARCIA-BOU: Which is the garage  
7 door?

8 MS. WONG: The material is on the  
9 upper right. That one, correct. The one  
10 that's in the middle, I did not mention it, but  
11 we do have an outdoor deck area that's located  
12 here, and on the model it's like located right  
13 here, and that material is what we're proposing  
14 both for the floor deck as well as the wall  
15 panel. It's a composite wood and plastic  
16 material that has a lot of environmental  
17 sustainable properties to it, and it's pretty  
18 much maintenance free. It's UV stable, so it  
19 will stay that color for the life of the  
20 product.

21 MR. MCINTYRE: Can you spin the model  
22 so we could kind of see the front?

23 MS. WONG: Of course. I know, you're  
24 seeing voids in our site model. So from the

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1 front of the building -- actually, I will bring  
2 up this elevation right here -- these are our  
3 two neighbors. So this is 60 Lake Shore Drive  
4 and this is 58 Lake Shore Drive. They're both  
5 a one story building. Our one story expression  
6 on the front facade is kind of along the scale  
7 of our two adjacent neighbors. Because our  
8 site does slope so dramatically, there is a 15  
9 foot difference between the street level and  
10 grade. Where we have to take our average grade  
11 and do our maximum height, we're pretty close  
12 to the maximum height of your primary eave.

13 MR. MCINTYRE: I'm familiar with the  
14 site. I think, you know, there's something  
15 very interesting with, you know, the front  
16 facade that, you know, it's almost -- you know,  
17 it disappears. I think if you can replicate  
18 the landscaping that's proposed, you know, in  
19 that rendering, then I think that's going to be  
20 really, really nice.

21 MS. WONG: The good thing is that  
22 these two trees -- we took a photograph of the  
23 site and we basically photoshopped our building  
24 in behind it, so that's what is on site and

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1 we're preserving that during construction. So  
2 we're really lucky to have these really  
3 beautiful specimens on site, and then there are  
4 large trees that are kind of right here that  
5 are a little bit off the rendering. What  
6 Richard has been proposing is to add more  
7 trees, river birches, to, again, create that  
8 beautiful landscape screen in front of the  
9 building, and the building kind of is quietly  
10 behind it to kind of let the landscaping be the  
11 feature.

12 THE CHAIRPERSON: These two samples  
13 here of the pavers are like -- the darker line  
14 is just this dark gray in between?

15 MS. WONG: Yes. Yes. So that is for  
16 the driveway area, and we wanted to also make  
17 sure since driveways they are a little bit  
18 large on the front of every home, we wanted to  
19 also give it a little bit of scale. So instead  
20 of just doing like one monolithic concrete  
21 driveway, we're proposing to do pavers kind of  
22 in a tile pattern, and then breaking down the  
23 scale by periodically putting the darker paving  
24 material in between.

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1 In terms was exterior lighting, what  
2 you're seeing in this rendering are exterior  
3 lights that shine down so they will be dark sky  
4 approved. You're not going to get light  
5 pollution, but it's adding a little bit of  
6 visual lightness onto that driveway when it  
7 goes to be dusk or in the evening. We also are  
8 proposing a series of landscape lights to kind  
9 of highlight -- to shine on some of the trees,  
10 and all of those will be controlled by an  
11 astronomical time clock to make sure they turn  
12 off at like let's say 11 PM.

13 MR. MCINTYRE: And the railings you're  
14 proposing on the upper floor --

15 MS. WONG: This one right here?

16 MR. MCINTYRE: Yes.

17 MS. WONG: So those railings --  
18 whereas these guardrails we're trying to make  
19 disappear because that kind of looks like a  
20 glass box so we're proposing glass railings  
21 here, along here, again, to try to bring scale  
22 to it and also to work with the horizontal  
23 expression of our lap side, we're proposing  
24 aluminum bar in a horizontal pattern, a pretty

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1 tight horizontal pattern to kind of work with  
2 the color of the decking material.

3 MR. GARCIA-BOU: Is the railing on the  
4 shoreline new or existing on there?

5 MS. WONG: This railing is existing  
6 and we're proposing to keep the existing rail  
7 there. I think the top rail is I think a wood  
8 rail and because we kind of want it to  
9 disappear a little bit, and again, let the  
10 landscape along the shoreline really be the  
11 feature, we're proposing to paint that top rail  
12 black, the same color as the existing vertical  
13 rail, so that it kinds of recedes visually.

14 THE CHAIRPERSON: I would like to make  
15 a motion to open up Application 18-14, 58 Lake  
16 Shore Drive, for a public hearing. All in  
17 favor.

18 MR. GARCIA-BOU: Second.  
19 (All aye.)

20 THE CHAIRPERSON: Is there anybody  
21 here in the audience who would like to speak?  
22 (No comments.)

23 THE CHAIRPERSON: So then -- well,  
24 we'll close that later. Any other questions or

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1 comments?

2 MR. MCINTYRE: Yes. Can you kind of  
3 just talk us through -- again, we're a little  
4 constricted here for space in opening up the  
5 drawings, so I'm kind of looking behind me and  
6 looking to my left as Laura's drawings -- can  
7 you talk a little bit about some of the  
8 services? Obviously you have an indoor pool,  
9 you have -- I'm assuming -- air conditioning  
10 equipment; can you maybe reference that on a  
11 site plan as to where that's located?

12 MS. WONG: Absolutely. So this is the  
13 footprint of the first floor and then this is  
14 the footprint of the basement and then the  
15 deck. So in the basement level underneath the  
16 garage right here, that's where our mechanical  
17 space is. So all of our incoming services will  
18 be coming in underground and connecting to our  
19 mechanical space that's in the basement. So  
20 that mechanical room has most of the equipment  
21 that will be servicing the building. We do  
22 have a few pieces of outdoor equipment. This  
23 deck area right here that is screened by that  
24 fence material that I talked about, we will

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1 have outdoor condensing units. So that screen  
2 acts as both a visual buffer but it also acts a  
3 little bit like an acoustic screen as well. We  
4 have a series of condensing units that are wall  
5 mounted on the building, and then this is also  
6 where we're going to be storing our trash cans  
7 so they're not visible from the street view.  
8 We are proposing also an emergency generator.  
9 This pad right here, that indicates the actual  
10 footprint size of that emergency generator, and  
11 we are proposing some landscaping here that  
12 screens that from view from the street, and  
13 then we also do have one smaller condenser unit  
14 right here that is for the larger load for the  
15 indoor pool.

16 That's the extent, I think, of the  
17 exterior mechanical equipment.

18 MR. MCINTYRE: What about pool  
19 filtration and, you know, a heater; is that  
20 inside or is that outside?

21 MS. WONG: Right now we are proposing  
22 the filtration system in this location right  
23 here. There was an outdoor pool that we are  
24 eliminating, and this is actually where we are

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1 proposing our storm water retention field.  
2 There was equipment, pool equipment, out here  
3 that serviced that, so we're looking at  
4 utilizing that same area also for the pool  
5 filtration equipment.

6 In terms of the fence that's along the  
7 property line, there is an existing fence here  
8 as well as here that is -- it's a chain link  
9 fence, and we're proposing to replace that with  
10 a tighter weave of a chain link fence that's  
11 actually vinyl coated in black. So, again,  
12 when it's black, visually it disappears behind  
13 the trees. As Richard was saying, there are a  
14 lot of very mature trees along here. There are  
15 some trees and hedges here that we are going to  
16 put a little bit more of so that that fence  
17 that's along the property line, again,  
18 disappears through the trees.

19 THE CHAIRPERSON: I know you said  
20 before about the lighting of the driveway, but  
21 the lighting of the doorway you said was from  
22 above; yes?

23 MS. WONG: So in plan this is the  
24 outline of the canopy, and then when we're

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2 looking on the rendering, you could see that's  
3 the Corten steel door, this is the canopy right  
4 there, and we're proposing to recess lights in  
5 the canopy so that it's shining light down on  
6 the porch area.

7 THE CHAIRPERSON: What other, if any,  
8 exterior lighting is there coming from the  
9 building?

10 MS. WONG: So on this site plan, we  
11 are indicating, if you can see, these little  
12 black triangles. In the packet that you have,  
13 we actually have a light fixture schedule  
14 that -- I have to look see what sheet number  
15 it's on -- it does list the lights that we are  
16 proposing. I also think in your packet are cut  
17 sheets of the various fixtures. So a lot of  
18 the fixtures really are about hiding them  
19 visually inside the lower level landscaping and  
20 that kind of shines up on a few of the more  
21 special trees. So again, the feature really is  
22 the landscaping on the building, surrounding  
23 the building. As you can see here, these  
24 lights are for that tree and you could see a  
25 whole series of lights for each one of the

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2 larger specimen trees.

3 MR. MCINTYRE: I see a fireplace flue  
4 indicated on the roof plan. Is that going to  
5 be visible at all and what's that going to be  
6 made out of?

7 MS. WONG: We have three fireplaces  
8 that are in the building. One will be in the  
9 center of the living room, one will be in the  
10 master bedroom, and then we also are proposing  
11 one in the kitchen/dining room because the  
12 kitchen/dining room is actually a very special  
13 place. The owner of the building loves to have  
14 people over and kind of do family style meals,  
15 so that's kind of a very special place in the  
16 house. So in terms of the chimney flues, we're  
17 going to keep it at whatever the minimum is for  
18 what's permitted by code. So for our parapets,  
19 we are proposing the parapets to be a little  
20 bit higher. Even though it's a flat roof,  
21 we're not having a flat gravel stop edge, we  
22 are proposing parapets, and we tried to locate  
23 the fireplaces -- one is actually here. We  
24 originally looked at it here, but we ended up  
25 moving it here so that that flue would not be

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2 as visible from the street, and then this one I  
3 don't think will be that visible because it's  
4 kind of further back on the building. Same  
5 thing with this one.

6 MR. MCINTYRE: Are they gas fired or  
7 are they solid fuel?

8 MS. WONG: So two of them we're  
9 looking at gas fired and one of them we're  
10 looking at as being wood burning.

11 MR. GARCIA-BOU: What kind of coping  
12 are you putting on those parapets?

13 MS. WONG: Because we also are  
14 proposing like the aluminum siding on the  
15 building, we would do our flashing as minimal  
16 as possible and paint it the same color as our  
17 aluminum panel siding so that it kind of  
18 disappears. We're really trying to keep the  
19 cleanness and the purity of the expression of  
20 those pavilions.

21 THE CHAIRPERSON: Anymore questions,  
22 guys?

23 MR. MCINTYRE: Do we need to close the  
24 public hearing?

25 THE CHAIRPERSON: Yes.

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2 MR. MCINTYRE: I would like to make a  
3 motion to close the public hearing on  
4 Application 18-14; do I have a second?

5 MR. GARCIA-BOU: Second.

6 MR. MCINTYRE: All in favor.

7 (All aye.)

8 MR. MCINTYRE: The public hearing is  
9 closed on this application. Any further  
10 comments?

11 THE CHAIRPERSON: No. I think it's a  
12 lovely home.

13 MR. GARCIA-BOU: I just want to say  
14 that I love the entrance landscaping that was  
15 done on the job. It really make the  
16 entrance really incredible. I love the whole  
17 package. It's really nice.

18 THE CHAIRPERSON: I think as proposed  
19 it's a lovely, lovely home and it will add to  
20 the neighborhood.

21 MS. WONG: Thank you very much.

22 MR. MCINTYRE: I would sort of agree  
23 with my colleagues. I think it's a breath of  
24 fresh air to, you know, our town and certainly  
25 something that is a little different, but

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1 different is good. I think the quality of the  
2 presentation, the quality of the documents, you  
3 should be commended, both of you guys, on what  
4 you presented.

5 Do we want to summarize, Margaret?

6 MS. UHLE: I don't think there is  
7 anything to summarize, unless you have some  
8 conditions when you refer it to the Planning  
9 Board.

10 MR. MCINTYRE: No, I don't think so.

11 I think they addressed everything.

12 So with that, I would like to make a  
13 motion that we approve Application 18-14, 58  
14 Lake Shore Drive on to the Planning Board; do I  
15 have a second?

16 MR. GARCIA-BOU: Second.

17 MR. MCINTYRE: All in favor.

18 (All aye.)

19 MR. MCINTYRE: Okay, this is approved  
20 to move on. Good luck and I wish well.

21 MS. WONG: Thank you very much.

22 THE CHAIRPERSON: Next up also new  
23 business, Application 17-60 for 120 Clarence  
24 Road.

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1 MR. FINELLI: Good evening, Madam  
2 Chairwoman, members of the board, Mike Finelli,  
3 I'm the architect for the project.

4 We proposed this project to the Zoning  
5 Board back in November. We had a resolution  
6 for three variances that we were looking for.  
7 We received those in January.

8 The variances we were looking for was  
9 for a front yard setback, 30 is required we  
10 proposed 21.7 feet; a side yard of 8 feet is  
11 required, we proposed 7.3; and a front porch  
12 which we received a variance for 18.7 feet.

13 The drawing that I'm presenting first  
14 here is the house as it exists at 120 Clarence.  
15 It's a smallish house. It's 1490 square feet  
16 more or less. The owners have three children,  
17 there's three bedrooms. The garage is only  
18 9.3 feet wide. So basically the addition came  
19 out of living in the house for a few years and  
20 they basically outgrew the house.

21 So what we are proposing, and the  
22 reason we are proposing it specifically is for  
23 need of the family, the garage on the left-hand  
24 side of the existing house will be removed in

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1 its entirety, we're proposing a 13 foot bump  
2 out to actually get us a 12 and a half foot,  
3 one car garage. It's a one car garage. It's  
4 just going to be a little wider than a one car  
5 garage. It's a place for them to store a  
6 garbage can, put a bicycle, you know, basically  
7 again need.

8 While we're doing that, we're going to  
9 pull the garage forward slightly a few feet and  
10 they're going to put a mudroom on the back  
11 side. Again, they have three boys all under  
12 the age of seven, so they need a place for them  
13 to come in and unload all their sports  
14 equipment and things of that nature. So  
15 they'll be a bathroom and a small mudroom being  
16 added -- a powder room being added directly  
17 behind the garage.

18 The front entryway is going to be  
19 removed. It's an aluminum overhang canopy  
20 thing basically. We're going to remove that  
21 and we're actually going to widen the foyer  
22 slightly. If you look at the existing plan,  
23 when you open the door, you're literally 4 feet  
24 in, there's a closet, the stairs, a couple of

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1 of openings to both rooms, and there's no room  
2 to circulate. So we're going to pull the front  
3 foyer out 3 feet, add a couple of closets on  
4 either side of the front door. Again, three  
5 boys, a place to put jackets, coats, boots,  
6 things of that nature, and they want to replace  
7 the front portico. Again, a place to open the  
8 door and not get wet.

9 So that basically explains the first  
10 floor. Now that we're gaining the space of the  
11 new garage, we're going to propose a fourth  
12 bedroom. So each boy will get a room. They're  
13 not massive rooms. We're going to propose a  
14 master suite right over the garage, stack the  
15 plumbing for the master bathroom directly over  
16 the bathroom we're proposing in the back, and  
17 it's, again, only 12 and a half feet wide so  
18 it's not an ostentatious overly sized bedroom,  
19 very much in keeping with what's in town these  
20 days.

21 We're basically proposing 459 new  
22 square feet of space and it takes it about  
23 19,943 square feet, again, very much in keeping  
24 with what's going on in the town.

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1 I did a quick rendering just to kind  
2 of give you an idea of what it will look like  
3 and the proposed color schemes. We're going to  
4 keep the existing stone -- sorry about that --  
5 which currently resides at the first floor.  
6 This is the bumped out portico area. So when  
7 we bump this out, we're going to clad the  
8 entire house. The plan is to remove the vinyl  
9 siding that's there. It's white vinyl siding.  
10 They want to do a cement board, a Hardie Board.  
11 The rendering shows the blue to be a little  
12 more blue than I think the actual material is.  
13 It's probably a bluish gray. So again, it's  
14 very neutral, you see it all over town, it's  
15 nothing to jump out at you. All the trim, the  
16 door will all be white as far as coloring, AZEK  
17 material. Again, we don't want any  
18 maintenance, we just want to put it up and walk  
19 away. The roof is going to be a pewter. It's  
20 a grayish color but more to the darkish gray.  
21 Again, the plan is to remove the entire roof  
22 and reroof the whole house to tie it all  
23 together. Architecturally when we put the  
24 garage door in to break up the scale of this

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1 new element we're putting in here, I proposed a  
2 3 foot canopy that basically juts off the  
3 house, we'll put in a couple of colonial  
4 brackets. They're just more for aesthetics  
5 than structural, again, just to kind of scale  
6 down the addition. I'm going to add shutters  
7 to match what's on the house, Andersen 400  
8 series windows. There aren't any grills in the  
9 existing window so we're not going to go back  
10 and put them in.

11 For the most part, it's a pretty  
12 straightforward addition. Nothing over the  
13 top. Nothing as elaborate of that last  
14 presentation. It was very nice, by the way.  
15 Again, simple, clean.

16 MR. MCINTYRE: We hope you have your  
17 model.

18 MR. FINELLI: Just very clean and  
19 simple.

20 THE CHAIRPERSON: Do you have a swatch  
21 on the color, the blue?

22 MR. FINELLI: I do.

23 THE CHAIRPERSON: It looks awfully  
24 bright.

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1 MR. FINELLI: It's more of a bluish  
2 gray.

3 MS. UHLE: It's much brighter in the  
4 elevation.

5 MR. FINELLI: It's a colonial blue.

6 MR. MCINTYRE: Can I ask a question?

7 MR. FINELLI: Absolutely.

8 MR. MCINTYRE: I see from looking at  
9 the plans where you bumped out 3 feet in the  
10 back and 2 feet in the front.

11 MR. FINELLI: Yes.

12 MR. MCINTYRE: Is that the reason you  
13 have the hipped roof the way you -- you know,  
14 the addition, you've roofed the addition?

15 MR. FINELLI: Right here?

16 MR. MCINTYRE: Yes. As opposed to  
17 continuing the roof. If you're reroofing the  
18 entire roof, as opposed to extending the  
19 existing roof over the --

20 MR. FINELLI: Architecturally the  
21 reason I did that is I wanted the addition to  
22 read as a smaller scale. If I had extended the  
23 roof all the way over, it would have read more  
24 as a monolithic roof. I didn't want that to be

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1 the case. I wanted it to be more of a simple  
2 gable. Specifically when you're standing here,  
3 I think it scales it a lot better. You don't  
4 necessarily see it. I think as you're coming  
5 down Clarence, it doesn't lend itself to that  
6 big, monolithic -- from the side elevation  
7 anyway. I think it scales it a little bit  
8 better bringing your eye view down to here  
9 rather than up to here. This is a cricket that  
10 sits in between and basically sheds the water  
11 away.

12 MR. MCINTYRE: Yes.

13 THE CHAIRPERSON: The current garage  
14 sits back a little bit from the facade. Does  
15 this sit --

16 MR. FINELLI: This one sits forward.

17 THE CHAIRPERSON: Forward of the  
18 facade?

19 MR. FINELLI: Yes, this here.

20 MS. UHLE: You can look at the site  
21 plan here, or even, Laura, on the front page  
22 here.

23 MR. MCINTYRE: If you did the roof --  
24 if you extended it, would you have been able to

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2 bump out 3 feet and 2 feet?

3 MR. FINELLI: Umm --

4 MR. MCINTYRE: Probably not; right?

5 MR. FINELLI: Yes and no. I would  
6 have -- that roof would have sat lower no  
7 matter what.

8 MR. MCINTYRE: Right.

9 MR. FINELLI: Because to tie it in at  
10 some point, I would have had to tie the ridge  
11 into that existing roof, whether it be here or  
12 whether it be in the back, and at some point I  
13 would have ended up with a gable either on the  
14 front or the back or both.

15 MR. MCINTYRE: I'm not sure you would  
16 have been able to bump out, and I understand  
17 that, you know, space is, you know, at a  
18 premium. Just looking at the elevation, if  
19 that's the reason you did it and you didn't  
20 want it to be this sort of monolithic facade --  
21 which I don't disagree with -- but just looking  
22 at it I think you could have extended the roof,  
23 but it might not have enabled you to bump out 3  
24 feet and 2 feet, and obviously, that's a big  
25 consideration.

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2 MR. FINELLI: This being the side  
3 elevation here, if at some point I were to  
4 extend this roof line out, I still would have  
5 ended up with those gables on the front and on  
6 the back, but I think it just would have added  
7 this much more facade material to it. Being  
8 that we're already sloping down and there's an  
9 exposed foundation, I just think it would have  
10 added to --

11 MR. MCINTYRE: Listen, I got you.  
12 You're the architect.

13 MR. FINELLI: Sometimes you get to  
14 explain these things.

15 Unless there's any other questions, I  
16 really don't have much more.

17 MR. MCINTYRE: As long as the front  
18 door, you know, the top of the ridge and that  
19 window is all on the same center line, I think  
20 you're good.

21 MR. FINELLI: I know we had an issue  
22 with this with a past client. A house I didn't  
23 do, by the way.

24 MR. MCINTYRE: I think your chimney is  
25 off. It's centered on the your drawing but

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2 looking at the picture I think it's off.

3 MR. FINELLI: I'll be honest with you,  
4 I'm not a hundred percent sure. It could be  
5 slightly off to the right, but unfortunately,  
6 it's not in the budget to move it. That exists  
7 and that's going to remain.

8 MR. MCINTYRE: They are the sort of  
9 things that I look at.

10 MR. FINELLI: I understand.

11 MR. MCINTYRE: And I was the person  
12 who brought that inch and a half, if it was  
13 that, that center line out of alignment. I'm  
14 glad you didn't do that.

15 MR. FINELLI: Had I done it, I  
16 probably would have called it out.

17 MR. MCINTYRE: I think it's very  
18 nicely executed. I think it is in keeping. I  
19 think it's not over the top in any way, shape,  
20 or form.

21 So everything is white, like all the  
22 trim is white, the doors are white?

23 MR. FINELLI: Yes. Again, we're  
24 trying to work with as much as the pallet that  
25 is there. I guess what's going to really

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2 remain is the stone, and that was kind of the  
3 driving force. So I wanted to go with not a  
4 black roof but a little bit of a lighter  
5 colored roof. I think it would be the best to  
6 offset the blue, which I showed you the colors  
7 for, the black shutters, and keep all the trim  
8 very simple and basic white. Just very simple,  
9 very traditional. Nothing to write home about.

10 What we didn't speak about was  
11 lighting. The lighting -- my plan is to have  
12 all of the lighting recessed in the portico  
13 itself and also in that little overhang over  
14 the garage doors. So again, not to blind  
15 people on Clarence, especially since we're  
16 pushing up, you know, onto Clarence with the  
17 variances.

18 THE CHAIRPERSON: I know that you  
19 pushed a little bit forward from what you were.  
20 Where do you stand with relationship to the  
21 other houses to the left and the right?

22 MR. FINELLI: We presented it to  
23 zoning and we are in line -- we are a little  
24 bit forward with the portico but the rest of  
25 the house is pretty match in line with the rest

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 2 of the neighborhood.  
 3 THE CHAIRPERSON: It really doesn't  
 4 look out of place.  
 5 MR. FINELLI: No. We actually found  
 6 precedent that sits even further than us a  
 7 couple of houses down, so it kind of works in  
 8 our favor.  
 9 MR. GARCIA-BOU: As far as lighting,  
 10 what do you have lighting for the entranceway,  
 11 what do you have on that?  
 12 MR. FINELLI: As I said, we're  
 13 proposing everything to be recessed in the  
 14 portico above, so down lighting. I don't  
 15 foresee them doing any landscape lighting  
 16 outside. We're not going to propose any  
 17 because I don't think they'll be any.  
 18 MR. MCINTYRE: I may have missed this,  
 19 Michael. With the exception of the front door,  
 20 everything else, all the windows, the siding,  
 21 with the exception of the stone, everything  
 22 else is all new?  
 23 MR. FINELLI: So right now the windows  
 24 are all -- the main body of the house,  
 25 everything is pretty much the same, we're just  
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 2 going to re-clad the exterior. So we're going  
 3 to put Hardie Board on it, take the vinyl  
 4 siding off. Reroofing the main house,  
 5 reroofing the addition. The new will basically  
 6 just be just the facade of it, the cladding.  
 7 MR. MCINTYRE: So the existing windows  
 8 in the existing home, all of that is going --  
 9 MR. FINELLI: They'll remain.  
 10 MR. MCINTYRE: Oh, okay.  
 11 MR. FINELLI: As I said, we don't have  
 12 bars in the existing windows, so we're not  
 13 going to place them in the new.  
 14 MR. MCINTYRE: Right.  
 15 THE CHAIRPERSON: Are you going to  
 16 need any extra mechanicals?  
 17 MR. FINELLI: As a matter of fact, we  
 18 are not. The system that's there is oversized.  
 19 It wasn't put in too long ago, from what I've  
 20 been told by the owners. I know one of the  
 21 things that you always ask about is where are  
 22 the condensers. They currently reside on the  
 23 right-hand side on the downward slope of the  
 24 property more towards the back. We're not  
 25 changing them, so we plan on keeping them right  
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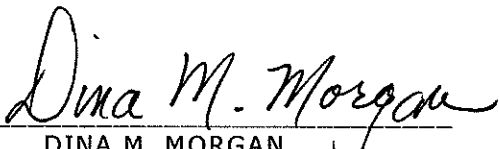
1 EASTCHESTER ARB - 5/3/18  
 2 there. The driveway will be blacktop. I know  
 3 you didn't ask, but I'm sure that would be  
 4 something you would ask. If I remember  
 5 correctly, bluestone for the walkways and the  
 6 top of the portico.  
 7 MR. MCINTYRE: I'll make a motion to  
 8 open Application 17-60 located at 120 Clarence  
 9 Road to the public; do I have a second?  
 10 MR. GARCIA-BOU: Second.  
 11 MR. MCINTYRE: All in favor.  
 12 (All aye.)  
 13 MR. MCINTYRE: Anybody here that would  
 14 like to speak with regard to this application?  
 15 (No comments.)  
 16 MR. MCINTYRE: It looks like nobody is  
 17 interested in speaking, so I would like to make  
 18 a motion to close Application 17-60; do I have  
 19 a second?  
 20 MR. GARCIA-BOU: Second.  
 21 MR. MCINTYRE: All in favor.  
 22 (All aye.)  
 23 MR. MCINTYRE: The public hearing has  
 24 been closed on this application.  
 25 Any other comments?  
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 2 MR. GARCIA-BOU: The deck in the back,  
 3 is that new?  
 4 MR. FINELLI: I'm sorry.  
 5 MR. GARCIA-BOU: The deck in the back,  
 6 is that new?  
 7 MR. FINELLI: The deck is, yes.  
 8 There's a current deck that's there. It's in  
 9 very poor shape, so we're going to remove it  
 10 and we're going to extend it across the back of  
 11 the house. It will all be pressure treated.  
 12 If I remember correctly, we're going to do Trex  
 13 on the decking itself and then pressure treated  
 14 rail, so pressure treated everything else.  
 15 MR. MCINTYRE: The back of the home,  
 16 is that all going to be HardiePlank too?  
 17 MR. FINELLI: We're going to redo the  
 18 whole thing, the whole house.  
 19 MR. MCINTYRE: Yes.  
 20 MR. FINELLI: On the back side we're  
 21 proposing moving a couple of doors and a slider  
 22 on the new deck, so it would only make sense to  
 23 tie it all together.  
 24 MR. MCINTYRE: Okay.  
 25 THE CHAIRPERSON: There's really no  
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 2 comments; right?  
 3 MS. UHLE: Right.  
 4 THE CHAIRPERSON: I would like to make  
 5 a motion to move Application 17-60 along to the  
 6 Planning Board with a recommendation of  
 7 approval.  
 8 MR. GARCIA-BOU: Second.  
 9 THE CHAIRPERSON: All in favor.  
 10 (All aye.)  
 11 MR. FINELLI: Thank you very much.  
 12 Have a good evening.  
 13 MR. GARCIA-BOU: Good job.  
 14 MR. MCINTYRE: Thank you, Mike.  
 15 THE CHAIRPERSON: I would also like to  
 16 make a motion to close the ARB meeting for  
 17 May 3rd, 2018.  
 18 MR. MCINTYRE: Second that.  
 19 THE CHAIRPERSON: All in favor.  
 20 (All aye.)  
 21 THE CHAIRPERSON: Good night,  
 22 everyone.  
 23  
 24 (MEETING ADJOURNED.)  
 25

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 2 CERTIFICATION  
 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 21st day of May, 2018.

22  
 23   
 24 DINA M. MORGAN  
 Court Reporter

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