

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

MAY 4, 2017

TOWN OF EASTCHESTER
BUILDING AND PLANNING DEPARTMENT
HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter
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architects for 16 Greenmeadow Road, Michelle Viglione.

We're here because we are adding a -- she has a second story on her house, but we're adding to the front pushing the second floor out to the front of the house a little bit to add another bedroom. We're also adding an entry portico to the house.

So the existing house -- just so I can show you -- this is a photo of the existing house. It's the cape style houses that you see typically in the neighborhood. The rear of the house is already dormered out, so that's not really going to change at all. There's a stone facade on the ground floor and, you know, the entry door is there but it's uncovered, there's nothing covering it, there's no significance to the entry.

So what we are trying to do -- is it okay if I step away, can you hear me fine?

THE CHAIRPERSON: Just take the mic.

MS. UHLE: You can detach it if you want to.

MS. LINHART: So what we wanted to do

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THE CHAIRPERSON: Good evening, everybody, and welcome to the May 4th, 2017 Architectural Review Board meeting. If you would all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Could you please call the roll.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MR. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre will not be able to make it tonight.

THE CHAIRPERSON: First up on our agenda this evening is Application 17-10, 16 Green Meadow Road.

MS. LINHART: My name is Amanda Linhart. This is Nadia Fonte. We're the

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was give a little bit more presence to the entry by adding a portico over the entry door. By doing that we're -- we have columns that will be sitting on stone bases and they will be holding up a gabled portico with a nice wood underside to the portico. So again, little stone bases with the columns on top.

Then on the second floor right now where there are two little dog house dormers that are sticking out of the front, we're instead going to build a new roof on the front of the house. This will be flush. So the whole house will be flush on the front, and then this little area projects out only 2 feet over the first floor. So just this second floor square projects 2 feet over the first as a way of gaining more space in the master bedroom and also providing a little bit of visual interest to the front so it's not so flat in the front of the house.

The siding that we're using is just going to match existing. The roof color and the roof shingles are going to match what's existing on the house. We have some samples --

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1 Nadia will get them -- of what's existing, and,
2 in general, you know, windows to match
3 existing, et cetera. Okay.

4 THE CHAIRPERSON: When I looked at the
5 front facade, I feel like that upper portion on
6 the left there seems a little bit out of
7 proportion with the portico, like kind of
8 overshadows it a bit. It kind of makes it top
9 heavy. Is there a reason that that whole
10 window area like needs to be as large as it is?

11 MS. LINHART: The windows themselves?

12 THE CHAIRPERSON: Yes.

13 MS. LINHART: Probably not. One thing
14 the owner did want, you know, a little bit more
15 of the detail in the window, but we might be
16 able to shrink the size of them slightly in
17 terms of width and height.

18 THE CHAIRPERSON: So that maybe they
19 kind of match up more with what's going on with
20 the rest of the house on the second floor.

21 MS. LINHART: These two windows here?

22 THE CHAIRPERSON: Yes, and the one in
23 the middle. It just looks --

24 MR. GARCIA-BOU: Are you arching those
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1 windows because of the ceiling detail you have
2 in the bedroom?

3 MS. LINHART: Yes. There's a very
4 nice cathedral ceiling in the bedroom and
5 obviously we want to accentuate that.

6 MS. NEMECEK: I agree with Laura, but
7 I think one of the things you could do help
8 balance the front is to make those columns a
9 little bit more substantial.

10 MS. LINHART: Okay.

11 MS. NEMECEK: They look a little
12 spindly next to the bump out.

13 MS. LINHART: So beefing up the
14 columns but shrinking the windows?

15 MS. NEMECEK: Right.

16 MS. LINHART: Okay.

17 MR. GARCIA-BOU: What's the diameter
18 on the columns that you have now?

19 MS. LINHART: Are they 8 inches
20 columns? Eight inch. So I think we could bump
21 them to 10 or 12.

22 MS. NEMECEK: Maybe you wouldn't have
23 to shrink the window. You would have to take a
24 look at it.

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1 MS. LINHART: Now, are these
2 considerations that can -- how does -- this is
3 my first time in Eastchester, so are these
4 considerations that can be redlined for the
5 next review, or how does this work in terms of
6 moving forward?

7 MS. UHLE: We'll see what all the
8 comments are, but typically what they'll do is
9 make recommendations or conditions, and then if
10 there's a lot, they'll ask you to come back
11 with the drawings revised. If not, they'll
12 make them conditions before you appear before
13 the Planning Board. So you would just revise
14 the drawings that you submit to the Planning
15 Board.

16 MS. LINHART: Okay. Okay. That seems
17 good.

18 THE CHAIRPERSON: We try our best not
19 to make it a lengthy process --

20 MS. LINHART: Right.

21 THE CHAIRPERSON: -- But sometimes
22 it's kind of hard to --

23 MS. LINHART: Right. Understood.

24 THE CHAIRPERSON: Certain changes need
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1 to be seen again.

2 MS. NEMECEK: And the stone is going
3 to stay the same; right?

4 MS. LINHART: The stone is not
5 changing, yes.

6 THE CHAIRPERSON: That's there already
7 and it's staying in the same place?

8 MS. LINHART: Exactly, yes. We're not
9 disturbing the stone.

10 THE CHAIRPERSON: Is the chimney going
11 to be raised then or does it need to be raised?

12 MS. LINHART: No, it doesn't need to
13 be raised. The ridge stays the same height, so
14 the chimney comes right up to the ridge so that
15 stays the same height.

16 MS. NEMECEK: Are you going to add any
17 lighting to the front of the house?

18 MS. LINHART: Not any additional
19 lighting then what's already there.

20 MS. NEMECEK: Okay.

21 MR. GARCIA-BOU: Are you going to have
22 any light on the entranceway, the new
23 entranceway?

24 MS. LINHART: Right now there's a

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light over the door existing, so we'll probably either leave the light over the door or we'll put a hanging light from the porch.

MR. GARCIA-BOU: The entry door, is that a new door or are you going to keep the existing door?

MS. LINHART: We're going to keep the existing door.

THE CHAIRPERSON: So that's what it looks like. It's kind of hard in the picture to see what it looks like.

MS. LINHART: It's really hard to see in the picture.

MR. GARCIA-BOU: Is that a dark wood?

MS. LINHART: It's a dark wood door, yes.

THE CHAIRPERSON: And it does have a window?

MS. LINHART: It has a window.

THE CHAIRPERSON: Any other comments, board members?

(No comments.)

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

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MS. UHLE: To open the public hearing.

THE CHAIRPERSON: I'm sorry, yes, that's what I meant. Excuse me. A motion to open the public hearing for Application 17-10.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here in the audience here that would like to address this application; any questions for the architects; any comments?

(No comments.)

THE CHAIRPERSON: I guess not. Then I will make a motion to close the public hearing for Application 17-10?

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any further comments from the board?

MR. GARCIA-BOU: I like what you've done to the front. I understand why you did the windows, because of the nature of the ceiling conditions inside and it's a different

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location. The drawing doesn't really seem to show that, but I see why you've done that. I like that.

MS. LINHART: It is difficult to show that in elevations, right.

THE CHAIRPERSON: There was actually another image, another photograph that was presented with the package for 19 Leslie Road that kind of alerted me to that condition, and it seemed very similar.

MS. LINHART: In terms of the window?

THE CHAIRPERSON: Yes, and it being kind of like a little in your face, but --

MS. LINHART: I feel like the proportions of that are little bit different because that projects out a whole lot more than this one does.

THE CHAIRPERSON: I didn't notice that on. I noticed that one second, but I did notice it.

MS. LINHART: To us it's sort of more like 14 Leslie in terms of proportion a little bit, and that house the projection over the garage is not too significant. So in terms of

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that, it seemed more suitable to that.

MR. GARCIA-BOU: If you look at 16 Leslie Road, the column sizes is what we're looking for in terms of sizes on that.

MS. LINHART: Right.

MS. UHLE: So can I just clarify something? Jennifer had said perhaps if they make the columns more substantial, that will mitigate the fact that you felt that the window looked a little out of scale. Is that the consensus of everybody or maybe experiment with what you think looks better?

MS. LINHART: Right. I think they're both good considerations, and I think we can play with both considerations and see where we come up. I'm on board with the columns for sure. The windows, I think they -- I could definitely take that consideration as well.

MS. UHLE: If they do vote to refer you to the Planning Board, then that meeting is June 22nd so you would just submit a whole new application, almost everything that you've already done but to the Planning Board now with those modifications.

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MS. LINHART: I thought we were suppose to be at the May meeting.

MS. UHLE: I meant May. I was confused. Sorry that about that.

MS. LINHART: We were supposed to be at last month's meeting, and there was discussion about whether or not we could submit for a permit before the Planning Board; is that --

MS. UHLE: No, that's something you would discuss with me personally. That wouldn't be in this forum.

MS. LINHART: Okay.

MS. UHLE: So what you would do is -- I'm so confused about what month we're in -- you would submit for the May 25th Planning Board meeting.

MS. LINHART: Okay.

MS. UHLE: Any other issues about the meeting being cancelled previously, just call and talk to me personally.

MS. LINHART: Will do. Okay, great.

THE CHAIRPERSON: So I would like to make a motion to move Application 17-10 along

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to the Planning Board with a recommendation for approval with the aforementioned conditions of the columns and the windows.

MS. GARCIA-BOU: Second.

MS. LINHART: Okay. Thank you very much.

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

THE CHAIRPERSON: Next on the agenda, Application 17-11, 120 Highview Avenue.

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

We are proposing additions and alterations to the existing single family residence located at 120 Highview Avenue. The proposed scope of work will include the construction of a two story addition, which is highlighted here in yellow, and a new portico at the front of the existing residence. We're also proposing to construct a new second story addition over the existing footprint.

Here I have the existing and proposed

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plans. On the first floor, the addition will consist of an expansion of the existing living room and the entrance hall with a new portico. On the second floor, we will have three new bedrooms and two new baths.

We have the elevations. On the front, the two story addition and the new portico, along with the second story addition, and then on the side and rear of the second story addition over the existing footprint.

I put together a rendering showing the finishes. On the wall surfaces, we are proposing HardiePlank lap siding in a slate gray finish. I have a sample here. For the stone veneer, we're proposing a Delgado Stone in a spruce mountain finish, which is also this gray color. The brick veneer on the fireplace on the chimney that needs to be extended will match existing. The principal roof surface will be an asphalt shingle in a slate finish. I have a sample of the slate finish here. The roof surfaces at the portico and at the gable skirt here will be a standing seam metal in a matt black finish. The windows will be vinyl

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clad in a white finish. The trim boards will be AZEK in a white finish. I have a sample here. The columns will also be painted AZEK in a white finish. The gutters and leaders will be aluminum in a white finish. The front entry door will be fiberglass in a mahogany finish. The railings will be aluminum in a black finish. I have a sample of the railings also.

Thank you for your time. I'm happy to answer any questions.

MR. GARCIA-BOU: Entryway lights? The entryway lights, are there any?

MR. IANNACITO: Yes, I think we'll have down lights inside the portico here.

THE CHAIRPERSON: And the gutters and downspouts, I'm not seeing them here.

MR. IANNACITO: I didn't show them on the rendering.

THE CHAIRPERSON: Are they on the plans?

MR. IANNACITO: I can put them on for the Planning Board. I didn't show the leaders.

THE CHAIRPERSON: But white?

MR. IANNACITO: The gutters will be

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1 white, yes.

2 MR. GARCIA-BOU: Is that standing seam
3 roof on the entryway?

4 MR. IANNACITO: Yes, we have a
5 standing seam roof here at the front portico
6 and also on these gable skirts.

7 MR. GARCIA-BOU: Is that black?

8 MR. IANNACITO: Black in a matt
9 finish, which I have somewhere over here. Yes,
10 here it is.

11 THE CHAIRPERSON: And the railing --
12 I'm sorry, I know you said it before --

13 MR. IANNACITO: The railing is going
14 to be an aluminum in a black finish to pick up
15 the black of the standing seam roof.

16 THE CHAIRPERSON: It should look nice.
17 This is on a corner; right?

18 MR. IANNACITO: It is, yes.

19 THE CHAIRPERSON: The side that we
20 will see --

21 MR. IANNACITO: Is this side here.

22 THE CHAIRPERSON: The right side
23 elevation?

24 MR. IANNACITO: Yes, and then they

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1 have a small detached garage with a driveway in
2 the back, and we're going to re-side that and
3 re-roof that to match the house.

4 MR. GARCIA-BOU: Are you supposed to
5 show a landscape plan?

6 MS. UHLE: That's required for the
7 Planning Board, not for the Architectural
8 Review Board.

9 MR. IANNACITO: The landscaping that's
10 shown on the rendering is not a direct
11 representation of what's going to be planted.

12 THE CHAIRPERSON: Not much remaining
13 from what is here really.

14 MR. IANNACITO: Well, if you look at
15 the elevations, I dotted in the outline of the
16 existing. So right now it does have a partial
17 second floor. The roof in the back slopes down
18 really low, so you only get rooms at the front
19 of the house. So in order to create 8 foot
20 ceilings throughout the second floor, we're
21 going to re-frame the entire second floor. The
22 first floor is pretty much exactly the same
23 footprint except for this little bump right
24 here in the front. That basically brought it

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1 to align with the other side here. So this
2 facade and this one will align, and then the
3 second floor projects slightly forward. There
4 is a soffit here and here.

5 THE CHAIRPERSON: The windows are all
6 new?

7 MR. IANNACITO: The windows, yes, they
8 will be all --

9 MR. GARCIA-BOU: Except for the first
10 floor in the back; right?

11 MR. IANNACITO: In the front they're
12 new. Yes, they're all new windows. There are
13 a couple in the back here that are existing.

14 So these two here will remain. The kitchen on
15 the first floor was done a few years back, so
16 they're not going to touch the existing
17 kitchen, and I believe there's one bathroom
18 that was existing also that they will not
19 touch. But they will be re-trimmed when they
20 redo the siding.

21 THE CHAIRPERSON: Andersen?

22 MR. IANNACITO: Yes, Andersen 400
23 series.

24 THE CHAIRPERSON: It looks very good
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1 and like super cleaned up from what was there
2 now kind of. It looked a little hodgy podgy
3 what is there.

4 MR. IANNACITO: Yes, it's got a flat
5 roof over the one side. It's going to be a big
6 improvement.

7 THE CHAIRPERSON: Any other comments,
8 board members?

9 MR. GARCIA-BOU: No.

10 THE CHAIRPERSON: So I would like to
11 make a motion to open the public hearing for
12 Application 17-11.

13 MR. GARCIA-BOU: Second.

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

16 THE CHAIRPERSON: Is there anyone here
17 to discuss this application; any questions for
18 the architect? Speak now or forever hold your
19 peace.

20 (No comments.)

21 THE CHAIRPERSON: I would like to make
22 a motion to close the public hearing for
23 Application 17-11.

24 MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Then I would like to make a motion to move Application 17-11 along to the Planning Board with a recommendation of approval.

MR. IANNACITO: So the only condition is to show the leaders on the elevations?

THE CHAIRPERSON: Leaders and gutters, yes, and if there's any other like air conditioning, that kind of thing, the Planning Board make sure that that's there for them, and the landscape designing, that goes to them as well, right, Margaret?

MR. IANNACITO: Well, this is a renovation, so there is no landscaping.

MS. UHLE: Yes, this is a renovation, so it doesn't require landscaping.

THE CHAIRPERSON: The next Application on the agenda tonight is Application 17-12, 215 Lincoln Place.

MR. IANNACITO: Good evening again. John Iannacito, architect. I'm representing Mr. and Mrs. Vincent D'Agostino this evening.

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Mr. D'Agostino is with me this evening.

We are proposing additions and alterations to the existing single family residence located at 215 Lincoln Place. The proposed scope of work will include the removal of a garage at the side of the property and the construction of a two story addition, and then we're going to reconfigure the second floor with a second story addition over the existing footprint also.

Here are the existing and proposed floor plans. On the first floor, the addition will include a new storage area at the front, a small mud room, and a new dining area off the existing kitchen. The rest of the first floor remains unchanged. On the second floor, we will have three new bedrooms and two new baths.

Here are the front and side and rear elevations. On the front here is the two story addition, and then the second story addition over the existing footprint. The front entrance will remain as existing and the bay window will remain also. The side here is the outline of the existing roof line and the

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proposed, and then the rear second story addition over the existing footprint.

Here is a rendering of the alterations on the wall surfaces. Again, we will have HardiePlank siding in a cobblestone finish, which is light beige. The roof surfaces will be asphalt shingles in a weathered wood finish, which is this one here. The windows will be vinyl clad in a white finish. The trim boards will be AZEK in a white finish. The gutters and leaders aluminum is a white finish. The overhead door will be fiberglass in a white finish. The shutters will be composite in a black finish.

THE CHAIRPERSON: So the adjacent homes are 215 and 213, is that what it is? I'm sorry, this is 215. So the adjacent homes are 213 and 217?

MR. IANNACITO: That's a good question. I'm not sure which ones are there. I guess it would be 213. Is this your neighbor? So 213 and 217.

MR. GARCIA-BOU: My understanding on the addition, which is where the new storage

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area is, the existing windows, that entrance stays the same but it's existing?

MR. IANNACITO: The entrance is existing, yes.

MR. GARCIA-BOU: The door stays the same?

MR. IANNACITO: The door stays the same. The only thing we're doing is re-siding.

MR. LUCA: You're projecting that out, aren't you?

MR. IANNACITO: No, this exists.

MR. LUCA: In the photographs it doesn't though.

MR. IANNACITO: The portico? The entrance?

MS. UHLE: Yes, it looks like the door is flush with the front.

MR. LUCA: The door is flush with the entryway and you have a 2 foot setback.

MR. IANNACITO: You're right, it doesn't have a covered porch. You're right, the rendering is wrong.

MR. LUCA: That door is getting pulled forward?

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MR. IANNACITO: No, this door is -- there is no change to the front.

MR. LUCA: So on the rendering the door --

MR. IANNACITO: We won't have a porch there.

MR. GARCIA-BOU: That's why I was asking my question.

MR. IANNACITO: The door stays on the front here. We'll have to revise that.

MR. GARCIA-BOU: On the side elevation, left side elevation, you have an existing window there that stays on your elevation?

MR. IANNACITO: On the left side?

MR. GARCIA-BOU: Yes.

MR. IANNACITO: Here?

MR. GARCIA-BOU: No.

MR. IANNACITO: Yes, that stays -- oh, yes, there should be a window there too. I missed that one. I'll put it in for the next go around. There should be a window.

MR. GARCIA-BOU: On both sides?

MR. IANNACITO: One side you won't see

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on the rendering. There is a window on both sides, yes, existing.

MS. NEMECEK: Now, the bay window in the front on the left-hand side, is that existing?

MR. IANNACITO: One is existing and one is new. So this is -- actually --

MS. NEMECEK: So they're going to stay the same, because the one on the left --

MR. IANNACITO: Well, the roof line is going to carry over.

MS. NEMECEK: Yes, that one is fine. It's the one on the left that looks a little lost.

MR. IANNACITO: Well, we weren't planning on changing it.

MR. GARCIA-BOU: But you're extending the one on the right.

MR. IANNACITO: The only thing we're doing is extending the roof line over it. The reason I did that is this one is not centered on the window above and by just leaving it floating without extending it, that wouldn't look so good. So it's carrying that roof line

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across, the fact that they don't line up is not as important.

MS. NEMECEK: Right.

MR. GARCIA-BOU: What's going on is you're pulling that roof line to the one on the right is calling for the other side to do the same.

MR. IANNACITO: That roof line here? Yes, we could.

MS. NEMECEK: Or maybe even what you had on the previous house, which was that metal, to make it a little more substantial at the top of the bay window.

MR. IANNACITO: Here?

MS. NEMECEK: The bay window.

MR. IANNACITO: Just the bay?

MS. NEMECEK: Yes.

MR. IANNACITO: We could add metal there, I guess.

MS. NEMECEK: It just looks a little tiny.

MR. IANNACITO: It's existing.

MS. NEMECEK: I know.

MR. LUCA: Maybe if you do something

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with the roof line, you could do like a metal roof, like a knifed edge so it comes up higher.

MR. IANNACITO: But that means re-framing. I mean, we can.

MR. GARCIA-BOU: I think if you tie in the same way you tied the one on the right --

MR. IANNACITO: You mean another roof here?

MR. GARCIA-BOU: Yes. It would make the whole house --

MR. IANNACITO: We could.

MS. UHLE: Rather than kind of redesigning it for him because it sounds like there's a few options, what is the point; you're just not happy with the scale of the roof?

MS. NEMECEK: In the scale, that's just a weak point, that particular window is a weak spot on the facade.

MR. IANNACITO: I think when you look at it on the flat facade, I think proportionately it works over here.

MS. NEMECEK: When you see the three dimensional rendering, it looks a little --

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2 MR. IANNACITO: Okay.

3 THE CHAIRPERSON: I think it looks
4 okay.

5 MS. NEMECEK: You like it?

6 THE CHAIRPERSON: Yes, I'm okay with
7 it.

8 MR. IANNACITO: I mean, I think it's
9 nice to have it a little bit different on two
10 sides. This is a more vertical piece on this
11 side where it's a two story space and then this
12 is divided with the roof line instead of trying
13 to have the same look on both sides.

14 MS. NEMECEK: I think what else is
15 throwing us off is the door is hidden. So I
16 think when the door comes up --

17 MR. IANNACITO: Pushed in in the front
18 here, yes.

19 MS. NEMECEK: -- It's going to have a
20 lot more interest.

21 MR. IANNACITO: I think if we have to
22 add a metal finish to that, it's fine, but I
23 don't think we need to add the roof here.

24 MS. NEMECEK: No.

25 MS. UHLE: Maybe he should look at

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2 alternatives to make it look more substantial.

3 MR. IANNACITO: Well, the most we can
4 do is just add a metal roof on top. I mean, we
5 could increase the overhang a little bit and
6 flare it out, as Silvio suggested, that's
7 another option. I think the entrance is what
8 the focal point is. We don't want to make the
9 bay window the main point on this.

10 THE CHAIRPERSON: And once the door
11 comes forward and the window on the side is
12 added, it will look a lot different.

13 So I would like to make a motion to
14 open Application 17-12 to the public hearing.

15 MR. GARCIA-BOU: Second.

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

18 THE CHAIRPERSON: Is there anyone here
19 to make any comments or have any questions for
20 the architect on this application?

21 (No comments.)

22 THE CHAIRPERSON: I would like to make
23 a motion to close Application 17-12 to the
24 public hearing.

25 MR. GARCIA-BOU: Second.

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

4 MR. IANNACITO: I was just going to
5 ask what the recommendations were; just the
6 roof? Look at different options for the roof
7 on the bay window?

8 THE CHAIRPERSON: Yes.

9 MS. UHLE: So far that's it.

10 MS. NEMECEK: And the rendering has to
11 have the door.

12 MR. IANNACITO: Yes, I'll get the
13 rendering redone, yes.

14 THE CHAIRPERSON: Any other comments?

15 MR. GARCIA-BOU: No.

16 THE CHAIRPERSON: So then I would like
17 to make a motion to pass Application 17-12
18 along to the Planning Board with a
19 recommendation of yes with those comments noted
20 about the bay window and the door coming
21 forward on the rendering.

22 Next up we have Application 17-05, 297
23 Main Street. Good evening.

24 MR. COSTELLO: Good evening, members.
25 My name is Patrick Costello. I am a co-owner

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2 of 297 Main Street here in Eastchester. The
3 other co-owner is Susan Lukowicz, and our
4 project manager on this particular matter is
5 going to be Dennis Soriano.

6 This relates to -- again, if you look
7 at this home, it's a single -- well, it's a
8 mixed use. As you know, this is a single
9 family home with a storefront, and the idea is
10 to convert the store to a one bedroom
11 apartment. We are going to extend the front
12 out about 7 and a half feet, which will then
13 increase the square footage by about 136 square
14 feet. With that, we will, based upon what
15 we've presented to the board, the front of this
16 store essentially will become like a smaller
17 version of the house. So it will be a two
18 family dwelling. The only difference would be
19 that we would just have a bit of an A frame
20 pitch, the shingling on the roof would be
21 exactly the same, together with the brick is
22 going to be the same as the house, and then the
23 stucco on the upper part of the extension would
24 be the same as the house itself, and then on
25 the sides we'll have to put in two windows.

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1 If you look at some of the photographs
2 that we have, this is the right side of the
3 house -- I'm sorry, of the storefront. Going
4 up, there will be two windows that will go
5 along going up toward the house. They will be
6 double hung windows. Then on the other side
7 where the driveway is, there's a current window
8 and we'll add another window. So we'll have
9 two double hung on the other side as well.
10 That is it in a nutshell.

11 MR. GARCIA-BOU: What are those
12 two chimney like on your drawings, on your
13 elevation, proposed elevations?

14 MR. COSTELLO: Those are the existing
15 columns that are at the storefront.

16 MR. GARCIA-BOU: Okay.

17 MR. COSTELLO: If you look at one of
18 the photos that we have, this is right side of
19 the --
20 the --

21 MR. GARCIA-BOU: That one is
22 remaining?

23 MR. COSTELLO: That will remain.

24 THE CHAIRPERSON: The new roof will
25 hit just underneath that flange there on the

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1 column kind of?

2 MR. SORIANO: Yes. It's going to be
3 just a little piece of those two columns
4 hitting up above the new roof.

5 THE CHAIRPERSON: And those columns
6 will now be in red brick or they're going to be
7 in the brick that's there?

8 MR. COSTELLO: They're going to remain
9 as they will.

10 THE CHAIRPERSON: So then the red
11 brick just will be on the front facade, the new
12 front facade?

13 MR. COSTELLO: It will at the bottom.
14 Basically, this will be like a mini version of
15 the house as far as aesthetically. The upper
16 portion will be -- you see the house is a beige
17 stucco, and the upper portion of the extension
18 where the apartment will be will be a beige
19 stucco, and then the bottom will be the brick
20 similar to the main house.

21 MR. LUCA: The walkway on the right
22 side that leads to the main house, is that two
23 steps up from the finished floor of the
24 proposed apartment right from the curb?
25

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1 MR. SORIANO: Yes. The existing
2 steps?

3 MR. LUCA: That goes right to the
4 front?

5 MR. COSTELLO: You mean for the main
6 house?

7 MR. LUCA: No. I actually think that
8 if there is a way of having a front door on the
9 side, it will look a lot nicer.

10 MS. NEMECEK: Right, that's what I
11 think too.

12 MR. LUCA: And center the double
13 windows, if it's possible.

14 MS. NEMECEK: You currently have the
15 closet, make that the front door.

16 MR. SORIANO: We kind of thought about
17 that but the issue is this, that because you
18 have to go up those few steps, then we would
19 have to make a platform and another two steps
20 to go down into the apartment. It's just so
21 small as it is, that we just kind of figured
22 that the front door would work.

23 MR. LUCA: Can those two steps be
24 pushed back? The elevation looks very odd to
25

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1 me, honestly. It would look a lot nicer if
2 those two windows were centered on that let's
3 say 20 feet and that's all you see and the door
4 is on the side.

5 MR. SORIANO: I'm afraid that there's
6 a sewer there or a gas line coming into the
7 house or even the water main. That's why I
8 kind of just stayed away from touching those
9 steps there.

10 THE CHAIRPERSON: Well, maybe then you
11 could do something other than that two window
12 thing in the middle.

13 MR. SORIANO: Oh, sure.

14 THE CHAIRPERSON: Maybe you could do
15 something where you have three units somewhat
16 evenly spaced on the front of the facade, two
17 windows and a door that are a little bit more
18 pleasing.

19 MR. LUCA: Or a cantilevered roof line
20 over the door. Some kind of roof line that
21 accentuates the door. It looks just like it's
22 a --

23 THE CHAIRPERSON: A backdoor or
24 something.
25

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MR. COSTELLO: So up on the garage door something hanging over a little bit?

MR. LUCA: If the door could be shifted over to the right so it's not so close to the windows, and then maybe introduce some kind of gabled roof line even if it projects just 18 inches on brackets.

MR. SORIANO: Okay.

MS. UHLE: A separate gable over the front door?

MR. LUCA: Yes, something. It kind of looks like a garage converted into something.

MS. NEMECEK: Yes.

MR. SORIANO: Okay.

MR. LUCA: Is that going to be beyond the property line, the portico?

MS. UHLE: Oh, you mean the portico. Yes, because it has a zero -- that's correct, yes. It's right at the property line.

THE CHAIRPERSON: But maybe the dormer -- this could be over the door not over the windows. Do you know what I mean? Just to make the door seem more important as an entrance. Maybe by doing that and just kind of

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distributing that window, you know, either in two pieces or two but over to the left and just like --

MR. COSTELLO: So essentially making more of a gap and bringing this over and the windows over to the left?

THE CHAIRPERSON: I think you could even leave the door where it is but create some drama around that. Maybe, you know, the roof line be more accentuated over the door rather than over the window.

MR. SORIANO: Okay.

THE CHAIRPERSON: And then center the window between the door and the end of the building.

MR. COSTELLO: The left side here.

MR. SORIANO: Okay.

THE CHAIRPERSON: Just kind of create something and maybe somehow if it works that the two end pieces are equal.

MR. SORIANO: Over the roof peak kind of thing?

THE CHAIRPERSON: The two pieces of the facade between the edge of the building and

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the door and the edge of the building and the window --

MR. SORIANO: Are even.

THE CHAIRPERSON: -- Are even kind of. So you have some sort symmetry to the whole facade and you have some sort of importance on the door. If you can't come out over it, then maybe you could go up over it the way you've gone up over these windows and accentuate the door and make it look like an entrance.

MR. SORIANO: That's easy enough.

THE CHAIRPERSON: Then you could still retain your closet, you know, but just kind of rework the front of that building. The goal being that the door gets some importance and the symmetry is a little bit more well addressed.

Any other comments or suggestions?

MR. LUCA: I think you might want to consider lowering the brick detail as well.

MR. SORIANO: Okay.

MR. LUCA: I'm not really sure why you would want it -- under the sill of the window, that would be typical.

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MS. NEMECEK: I like that too, yes.

MR. COSTELLO: Just bring it to the line of the sill.

THE CHAIRPERSON: The water table. I agree that would help.

MS. NEMECEK: This way it looks like an extension of the house and not just something that was added on later.

MR. GARCIA-BOU: I still feel you should investigate to see if you could make the entranceway on the side where the step is, to make the entranceway where the closet is, to see if you could do that or not.

MS. NEMECEK: Are you going to do anything with the sides of the building; are you going to paint them?

MR. SORIANO: Yes. We're going to match it to the house with the beige stucco.

MR. GARCIA-BOU: Now, the entrance of this -- the level of this garage is the level of the existing cellar of the house?

MR. COSTELLO: Over the front here, yes.

MR. GARCIA-BOU: The existing house

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1 cellar.

2 MR. SORIANO: No. This door is built
3 on a slab, no cellar underneath it.

4 MR. GARCIA-BOU: No, I'm saying is it
5 the same level because I see a door there?

6 MR. COSTELLO: You're saying the
7 existing cellar of the house?

8 MR. GARCIA-BOU: Yes. Is it the same
9 level?

10 MR. SORIANO: It is.

11 MR. COSTELLO: It's the same level.

12 THE CHAIRPERSON: But it won't be
13 connected, I guess? Is it connected there?

14 MR. SORIANO: There is a doorway that
15 goes through from the back of the store to the
16 boiler room. So we're going to either close it
17 or just install a double door there.

18 MR. GARCIA-BOU: What is the little
19 room that goes into the back room?

20 MR. SORIANO: That's where the
21 existing bathroom is now for the store, but
22 we're going to convert that to its own little
23 utility room with a boiler, water heater, and a
24 washer and dryer.

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1 MR. GARCIA-BOU: For that apartment?

2 MR. SORIANO: For the apartment.

3 THE CHAIRPERSON: Moving forward, I
4 would like to open Application 17-05 for a
5 public hearing.

6 MR. GARCIA-BOU: Second.

7 THE CHAIRPERSON: All in favor.

8 (All aye.)

9 THE CHAIRPERSON: Is there anyone here
10 who wishes to speak about this application;
11 have any questions for the architects, owners?

12 (No comments.)

13 THE CHAIRPERSON: Then I will make a
14 motion to close Application 17-05 to the public
15 hearing.

16 MR. GARCIA-BOU: Second.

17 THE CHAIRPERSON: All in favor.

18 (All aye.)

19 THE CHAIRPERSON: So do you want to
20 read them?

21 MS. UHLE: Yes. I think that the
22 three primary comments were to -- well, the
23 first one, still investigate possibly putting
24 the front door on the side elevation, and if
25

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1 you were able to do that, then center the
2 window and work on the symmetry of that front
3 elevation. If you're not able to do that,
4 modify the front elevation to accentuate the
5 door and also to have better symmetry with
6 regard to the relationship between the door and
7 the windows and the gable roof, which would
8 mean moving the door to the right, the window
9 to the left, having those features centered on
10 the front facade, and then modifying the roof
11 line. The other one was lowering the brick to
12 the water table under the sill of the front
13 window. That was it.

14 THE CHAIRPERSON: So do you feel we
15 could move it along to the Planning Board; are
16 we okay with that?

17 MS. NEMECEK: Yes.

18 THE CHAIRPERSON: So I would like to
19 make a motion to send Application 17-05 along
20 to the Planning Board with a recommendation for
21 approval with those conditions being met. All
22 in favor.

23 (All aye.)

24 THE CHAIRPERSON: We didn't second

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1 that.

2 MR. GARCIA-BOU: Second.

3 MR. COSTELLO: Thank you.

4 MR. SORIANO: Thank you.

5 THE CHAIRPERSON: Please make some
6 revisions based on those comments so that the
7 Planning Board has them along those lines.

8 MR. SORIANO: Going to the architect
9 tomorrow if they'll see me.

10 THE CHAIRPERSON: Next up, Application
11 17-14, 490 New Rochelle Road.

12 MS. UHLE: You can give those to
13 Michael. Thank you.

14 MR. BRANDES: Hi, I'm Leonard Brandes.
15 I'm the architect for the owners of 490 New
16 Rochelle Road. There are several things that
17 are going on with the building, not too many
18 crazy things.

19 Way back in the Eighties, it was
20 modernized in the front by adding vertical
21 aluminum siding across the whole front of the
22 building covering all the brick and stucco and
23 trim work that's existing on the building. Our
24 new version, we would like to bring it back to
25

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the existing by uncovering all the brick and masonry, redoing the stucco and brick work on the area to match the existing so the brick will match the existing, and also Chester Heights Pastry Shop is apparently no longer going to be a tenant there, we want to make the first building a small corner and this building into one space so we get rid of all the little doors. It makes it more of an interesting space as well.

On top of that, we want to do the signage, which will be uniform signage for the whole building so everybody has the type of sign, same size, same type of lettering, font, etcetera. That will go for the whole building. Also, if we get a new tenant, they don't have to change all that, just change the letters. It will be easier.

Plan wise what we're looking at doing is taking out this door and making it a new window across the front over here so these two spaces can be combined. They're all very narrow. Having a 34 foot on the corner would make a lot of sense for this building and give

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it a presence. The other ones are just going to be renovated, and if there's possibility of a tenant -- it has been hard getting retail spaces right now -- we may combine a couple of these as well. At that time, we'll come back to the board.

Here's the elevation of the existing building, which has all the aluminum siding on it. By the way, the interior spaces are all at different levels. So it steps down here and it steps down here. So it's not very continuous space for a retail area. So being able to combine the two really helps a lot. So I think also for the building space one big sign that shows up. If we have more uniform signage, it would certainly make it a lot more uniform.

I'm open to questions.

MS. NEMECEK: Can we see your rendering? Thank you.

MR. BRANDES: The colors for the sign that we want to use, the background is a dark gray and a soft gold for the lettering.

MS. NEMECEK: So this trim piece, is that existing underneath?

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MR. BRANDES: That is actually existing.

MS. NEMECEK: What's it made out of?

MR. BRANDES: It's a terra cotta piece.

MR. GARCIA-BOU: The aluminum windows, the colors there --

MS. UHLE: I need you to be at the microphone. Thanks.

MR. GARCIA-BOU: The windows are aluminum, the color?

MR. BRANDES: The existing are aluminum. It's aluminum right now. We're not changing all the windows, it's out of our budget right now, so the new will match the existing. The color font we want to use on the lettering is the Times New Roman.

THE CHAIRPERSON: On the signage?

MR. BRANDES: On the signage.

THE CHAIRPERSON: Okay. The signage does have to come before the sign committee for each individual one. It could come as a package, but it does have to come before us for that separately.

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MR. GARCIA-BOU: Did you mention that the brick on the bottom is existing brick?

MR. BRANDES: Some of it still exists, but from our exploration some of it was pretty deteriorated. So we are going to rebuild the whole bottom brick itself. It has to be all new, that way at least the bottom will match as close as we can to existing.

MR. GARCIA-BOU: Did you find a brick?

MR. BRANDES: We have found some samples. The mason is still working on the coloring for the grout, because I want the mortar to match as well.

MS. UHLE: I was going to say with the signage, I'm assuming in concept you think the signage looks attractive.

THE CHAIRPERSON: It does.

MS. UHLE: Just for the specifics about lettering height and then the sign committee could approve basically the entire facade of signage, but that would still need to go to them.

MR. BRANDES: Okay. Thank you.

MS. UHLE: But I think it looks nice.

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MR. BRANDES: Thank you.

THE CHAIRPERSON: So it seems like on the plan, the proposed front elevation, that that detail that you uncovered goes all the way across but then it seems like it just stops.

MR. BRANDES: No, it's a shadow. It's a shadow when you're doing the program unfortunately. We're going to continue this all across. It's all going to be replaced. We want it continuous. We want to really make the building nice.

THE CHAIRPERSON: Back to what it was really.

MR. BRANDES: Yes.

MS. NEMECEK: What about lighting, are you going to add any lighting?

MR. BRANDES: We're not planning on any lighting on the exterior of the building at this time.

MS. NEMECEK: Not even for the signs?

MR. BRANDES: Not at this time. The owner said that he's not really sure he wants to do that. I mean, putting the signage on the outside and having the loops -- there seems to

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be enough light in the neighborhood and using the light gold seems to be more than enough to be able to recognize it in the evening.

THE CHAIRPERSON: Any other questions from the board?

MS. NEMECEK: No.

THE CHAIRPERSON: Okay. I would like to make a motion to move Application 17-14 along to the -- make a motion to open the public meeting, excuse me. I'm having a hard time with that tonight.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Is there anyone here who would like to speak about this application or have any questions?

(No comments.)

THE CHAIRPERSON: And we will close that meeting right up. I would like to make a motion to close the public hearing for Application 17-14.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: Then we will make a motion to pass this along to the Planning Board with a recommendation of approval; second?

MR. GARCIA-BOU: Second.

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

MR. BRANDES: Thank you very much.

THE CHAIRPERSON: Thank you, sir. I applaud your recycle, reuse, revitalize.

Next up is Application 17-16, 136 Grand Boulevard.

MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs on behalf of the applicant, Mr. Rogliano.

We are proposing a new single family dwelling at 136 Grand Boulevard. The existing site is currently improved with a single family home, detached garage, and other impervious surfaces that we will be removing. There is no known drainage facilities on site. Our proposed design will capture all of the proposed impervious surfaces on site with storm

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water management. In the site planning of the new dwelling, we tried to take advantage of the existing curb cut.

The front elevation, on the left-hand side would be two car attached garage. The front will be -- the material in the front is a 4 inch brick veneer. In your packet, there's a catalogue cut 8 and a half by 11 that kind of shows it in reality what the elevation would be like with the trim and the actually brick. There is also a sample here. The trim will be an AZEK trim all around which will be painted in an off-white color to accent the brick. Along the sides and rear of the house would be a beige stucco. The windows are Andersen 400 series windows with simulated divided light with the grills as depicted in the elevations. The front garage doors and front door are as depicted as well in the elevation. As far as planning wise, the new condensers will be located in the rear of the house and screened with evergreens. The roofing is an asphalt shingle roof, it's a charcoal color, as you could see here. The brick is -- the chimney is

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1 also the same brick as the front elevation.
 2 The railings are black metal railing, and we do
 3 have an accent copper roof over the little bump
 4 out window in the front.

5 Any questions?

6 MR. GARCIA-BOU: Is the brick around
 7 the -- the accent brick that you have around
 8 the windows and all over the place, is that a
 9 different brick?

10 MR. MAIORANO: It's the same brick, it
 11 just in the elevation looks different because
 12 it's soldier course. As well as above the
 13 garage to ease up that height we also did a
 14 soldier course in a herringbone pattern to kind
 15 of give it some character.

16 THE CHAIRPERSON: But it's all this?

17 MR. MAIORANO: Yes, exactly, it's all
 18 the same brick.

19 MR. GARCIA-BOU: Garage doors are?

20 MR. MAIORANO: Yes, the garage doors
 21 there's a Clopay Coachman collection, it has
 22 wood grain composite overlay, and it can be
 23 stained to match the color of the front door.

24 THE CHAIRPERSON: And the front door
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1 is?

2 MR. MAIORANO: It's the same thing,
 3 it's a Therma Tru composite wood grain overlay
 4 door that can be stained as well.

5 THE CHAIRPERSON: So this is
 6 completely new construction; yes?

7 MR. MAIORANO: Exactly, yes.

8 THE CHAIRPERSON: So there is a
 9 landscape plan?

10 MR. MAIORANO: Yes, there is a
 11 landscape plan. This is what the house looks
 12 like with the neighboring residences as well.

13 THE CHAIRPERSON: That's helpful.

14 MR. MAIORANO: It's on a slope, so
 15 again, the existing driveway is on the
 16 left-hand side, we took advantage of that.

17 It's a larger lot than the houses adjacent to
 18 it. Across the street, there's a very similar
 19 house that has that kind of similar

20 composition, number 135 across the street.

21 MR. LUCA: The banding around the
 22 windows on the side and rear elevation, is that
 23 stucco as well?

24 MR. MAIORANO: That's AZEK painted the
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1 same color as the trim, and then the stucco
 2 will kind of come right up to it. It's a nice
 3 clean finish.

4 MR. GARCIA-BOU: The entranceway, is
 5 that a standing seam roof in that little piece
 6 there?

7 MR. MAIORANO: In the small piece,
 8 yes, to go with the bay.

9 MR. GARCIA-BOU: Is that set back or
 10 is that flush?

11 MR. MAIORANO: It's inside the gable,
 12 but it does pop out like 6 inches or so to give
 13 like a detailing of the front entry instead of
 14 just a flat porch.

15 THE CHAIRPERSON: Then that little
 16 triangle is like flush, right, above it?

17 MR. MAIORANO: Exactly, yes.

18 MR. GARCIA-BOU: Is that bluestone
 19 steps on the entranceway?

20 MR. MAIORANO: Yes, and the bottom
 21 portion will be the same brick, and then
 22 flagstone walkway and bluestone treads leading
 23 to the driveway.

24 MS. NEMECEK: Is that your material
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1 board?

2 MR. MAIORANO: Yes, material board and
 3 then the brick as well. The picture shows more
 4 or less a good idea of the colors in contrast
 5 with the brick.

6 THE CHAIRPERSON: That is the brick?

7 MR. MAIORANO: Yes, that is the brick
 8 right there. Just on the elevation you can't
 9 really get that look of the brick. I mean, the
 10 8 and a half by 11 shows the actual house
 11 exactly what it kind of looks like.

12 MR. GARCIA-BOU: On your front porch,
 13 the covered porch there, you don't have any
 14 railings in the front at all?

15 MR. MAIORANO: No. It's below the
 16 required height that we don't have to have
 17 railings. It's less than 30 inches.

18 THE CHAIRPERSON: Any other comments
 19 from the board?

20 MR. LUCA: No comments.

21 THE CHAIRPERSON: I would like to open
 22 Application 16-16 to the public meeting.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

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1 EASTCHESTER ARB - 5/4/17
 2 (All aye.)
 3 THE CHAIRPERSON: And is there anyone
 4 here for this application? Surprise me.
 5 Somebody is here. Welcome. Please come up to
 6 the microphone and state your name and address.
 7 MR. GUASTAFESTE: Hello. I just have
 8 a couple of questions about the --
 9 THE CHAIRPERSON: If you would just
 10 state your name and address.
 11 MR. GUASTAFESTE: Anthony Guastafeste,
 12 133 Boulevard.
 13 THE CHAIRPERSON: So you're near the
 14 property; right?
 15 MR. GUASTAFESTE: Across the street.
 16 THE CHAIRPERSON: Across the street.
 17 Okay, very good.
 18 MR. GUASTAFESTE: I haven't seen this,
 19 so this is all new. I'm just wondering is this
 20 construction going to require any variance from
 21 any lot size, ratio, house size?
 22 MS. UHLE: No. It fully complies. In
 23 fact, the lot size is oversized for that
 24 neighborhood. Otherwise, no variances are
 25 required.

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 2 MR. GUASTAFESTE: Will it be closer to
 3 the road than the existing house is, the
 4 setback?
 5 THE CHAIRPERSON: That street-scape --
 6 MR. MAIORANO: Actually, it will be
 7 further back. This outline is the existing
 8 porches and the house. So it will be further
 9 away from the street.
 10 MR. GUASTAFESTE: In your elevation --
 11 THE CHAIRPERSON: The street-scape?
 12 The one where you see the three in a row kind
 13 of?
 14 MR. GUASTAFESTE: Yes. It's almost as
 15 high, actually, as the house next to it at the
 16 higher elevation.
 17 MR. MAIORANO: Yes, but that house is
 18 only a story and a half.
 19 THE CHAIRPERSON: And at that point
 20 that one is two stories, yes. Margaret, what's
 21 the ridge height?
 22 MS. UHLE: You're allowed to be
 23 33 feet to the highest point on the ridge.
 24 THE CHAIRPERSON: And you are?
 25 MS. UHLE: We have it in the meeting

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 2 notes, I think.
 3 MR. MAIORANO: 32.
 4 THE CHAIRPERSON: Okay.
 5 MR. GUASTAFESTE: Will there be --
 6 THE CHAIRPERSON: You said that that
 7 was similar to the house across the street from
 8 there, 135 I think it was?
 9 MR. MAIORANO: 135.
 10 THE CHAIRPERSON: It looks like kind
 11 of a mirror image of that. It will be scaled
 12 like that other home that's there, so you kind
 13 of get an idea.
 14 MR. GUASTAFESTE: Will there be a full
 15 basement?
 16 MR. MAIORANO: There will be a
 17 basement, yes. It's more toward the rear and
 18 the left side. It's underground.
 19 MR. GUASTAFESTE: It's underground.
 20 Do you know if there is rock under there,
 21 because I am aware there is rock in the area?
 22 MR. MAIORANO: We did deep tests. The
 23 basement is almost the same as the existing
 24 house there as far as elevation goes.
 25 MR. GUASTAFESTE: I just don't want it

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 2 to make the house higher. Do you know how long
 3 it's going to take to do this?
 4 MR. MAIORANO: A year at least.
 5 MR. GUASTAFESTE: Oh, really? Okay.
 6 Okay, thank you.
 7 THE CHAIRPERSON: Thank you very much.
 8 Thank you for coming.
 9 MS. UHLE: You have somebody else.
 10 THE CHAIRPERSON: One more. Welcome.
 11 ROHIT: Hi, my name is Rohit. I'm in
 12 the house right behind this one on Anderson,
 13 137.
 14 THE CHAIRPERSON: Okay.
 15 ROHIT: Great plan, by the way. It
 16 looks great.
 17 My question is, I looked at the
 18 pictures, so the question might be out of
 19 context at this point, because my property is
 20 adjacent to this one in the back I'm just
 21 curious as if there would be retaining walls in
 22 the back and a fence off the property?
 23 MR. MAIORANO: Yes. Because the
 24 property slopes so drastically in the rear,
 25 we're going to try to raise it, we're going to

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1 have two tier stone retaining walls with
2 landscaping buffers inside of the walls,
3 they're 4 feet high, and they'll step back
4 inside the left portion of the property and it
5 goes into the grade.

6 ROHIT: Gotcha. So from my side I see
7 two step 4 feet walls?

8 MR. MAIORANO: Yes, with landscaping
9 in between the two walls.

10 MS. NEMECEK: And what are those walls
11 made out of?

12 MR. MAIORANO: It's a stone retaining
13 wall, natural stone retaining wall.

14 ROHIT: So in this rendering the wall
15 is like right here?

16 MR. MAIORANO: Exactly.

17 MS. UHLE: Adamo, could you --
18 actually, the resident should ask the questions
19 to the board, and then if you answer -- you're
20 doing fine -- Adamo, if you could answer into
21 the microphone. You're kind of having a
22 personal conversation the rest of us can't
23 hear. You can answer his questions but into
24 the microphone so that we understand it too.

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1 MR. MAIORANO: If you're understanding
2 what's going on, we're trying to raise the
3 grade so it's not as -- you know, it will drop
4 about 4 feet down but there will be two 4 foot
5 high stacked retaining walls in the back of
6 natural stone.

7 THE CHAIRPERSON: Along with some
8 landscaping you said; right?

9 MR. MAIORANO: Exactly.

10 THE CHAIRPERSON: This is the one that
11 had the landscaping plan?

12 MS. UHLE: Adamo, I'm not sure, you
13 may have this in here, but for the Planning
14 Board if you could do just a little cross
15 section on either side with those retaining
16 walls, because this is similar to the house
17 that was on Corwood and that was a little
18 confusing to board members and to residents.
19 So I think this you do a cross section, then
20 the adjacent neighbor would understand what he
21 would be looking at.

22 THE CHAIRPERSON: As well as the
23 board.

24 MS. UHLE: And the board, yes.

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1 MR. MAIORANO: Okay, across the rear
2 property.

3 MS. UHLE: You don't have to do the
4 whole property but just, you know, from the
5 adjacent property through the two walls.

6 MR. MAIORANO: Both ways pretty much?

7 MS. UHLE: Both ways, yes.

8 MR. MAIORANO: It's almost the same
9 both ways, but to get an idea --

10 MS. UHLE: Okay. So that's fine, yes.

11 ROHIT: Thank you.

12 THE CHAIRPERSON: Thank you. Thank
13 you for coming. So is there anyone else here
14 to speak for this application?

15 (No comments.)

16 THE CHAIRPERSON: So I would like to
17 make a motion to close the public hearing for
18 Application 17-16.

19 MR. GARCIA-BOU: Second.

20 THE CHAIRPERSON: All in favor.

21 (All aye.)

22 THE CHAIRPERSON: And then we would
23 like to move it along, yes, to the Planning
24 Board?

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1 MR. GARCIA-BOU: Yes.

2 THE CHAIRPERSON: So I would like to
3 make a motion to move Application 17-16 along
4 to the Planning Board with a recommendation
5 that they create a cross section plan regarding
6 that for the use of the board and the
7 neighbors. Was there anything else, Margaret?
8 I don't think so.

9 MS. UHLE: No, that's it.

10 THE CHAIRPERSON: So that
11 recommendation for approval.

12 MR. MAIORANO: Thank you.

13 THE CHAIRPERSON: Thank you.

14 Last but not least -- no, there's two
15 more -- one more -- Application 17-02, Mickey
16 Spillane's, 429 White Plains Road.

17 MR. IANNACITO: Good evening, again.
18 My name is John Iannacito. I'm an architect,
19 and I'm representing Mike Hynes and Stephen
20 Carty this evening, who are both with me, the
21 owners of Mickey Spillane's.

22 An application for this project was
23 approved in 2015, and we're here this evening
24 to request approval to legalize some work that

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1
2 was completed which was not included in that
3 previous application. The work that needs to
4 be legalized is a one story addition at the
5 rear of the property behind the existing
6 kitchen, highlighted with this hatch here, and
7 some concrete block walls that were built along
8 the property line on the side and the rear on
9 the second story.

10 Here we have the first floor plan, and
11 the area in question here is this back room
12 here, which was previously used as outdoor
13 storage which was partially covered with a
14 deteriorating roof structure. So during the
15 course of construction, concrete block walls
16 were built up and a roof was built over that
17 space to create a dry interior storage area.
18 On the second story, concrete block walls were
19 built along the side and rear property lines to
20 better conceal some of the rooftop equipment.

21 So the work that we're asking to
22 legalize also required a referral to the Zoning
23 Board, and we did present to the Zoning Board
24 and area variances were granted on April 13th,
25 2017 for the following variances: The first

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1
2 was for a rear yard setback, the second was the
3 first side yard setback, the third was for the
4 second side yard setback, the fourth was for
5 the principal building coverage, and the fifth
6 was for the number of off-street parking
7 spaces. These five variances were also
8 required for the approval in 2015 and they were
9 increased slightly this time again.

10 In addition, we are requesting
11 approval for the as-built front elevation,
12 which was changed from the previously approved
13 application. I've submitted elevations of the
14 previously approved design and the proposed.
15 So some of the changes that were made were the
16 existing ground floor we originally were
17 proposing to move the entrance to the center of
18 the facade, that was not done, but all the
19 windows and doors on the lower floor were
20 changed and replaced but the locations were not
21 changed. Also, the height of the building was
22 increased by 2 feet because of the additional
23 duct work that had to be placed up at the
24 second floor level, and the windows that were
25 installed above the folding glass doors were

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1
2 smaller in height than the previously approved.
3 The decorative cornice has not been installed,
4 but based on the comments that we received from
5 both the Planning Board and the Zoning Board,
6 the cornice will be installed after the review.
7 What we did with the cornice was we expanded
8 the height of the cornice, and I did submit a
9 detail of the approved portion of the cornice
10 with the expansion. The reason we've expanded
11 it was to -- because it needed to be expanded
12 to make up for the additional height increase
13 between the top of the windows and the top of
14 the parapet wall just to minimize the amount of
15 wall space above those upper windows. I've
16 submitted photographs of the existing facade,
17 and you can see the amount of wall space that's
18 there today without the cornice. So I think
19 the cornice will help bring that scale back
20 down and reduce that height. The colors will
21 all be the same as what's there today, which
22 was previously approved as the gray. The
23 lighter gray in the panels and the darker gray
24 for the trim work. At the back --

25 THE CHAIRPERSON: That's not brown,
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1
2 it's gray?
3 MR. IANNACITO: I'm sorry.
4 THE CHAIRPERSON: It's not brown, it's
5 gray?
6 MR. IANNACITO: It's a gray; right?
7 MR. HYNES: On the main body is gray
8 and on the cornice and on the trim it's brown.
9 MR. IANNACITO: Oh, it is. So it's
10 brown. Okay. Then on the rear, the concrete
11 block -- right now they're not completely
12 finished because the work was stopped before
13 they had an opportunity to finish it, so they
14 will go back and align the tops of the walls
15 that had been completed and those walls will be
16 stuccoed to match the rest of the building.
17 MS. NEMECEK: Will the lights be
18 replaced too?
19 MR. IANNACITO: Yes. We're going to
20 go back to the original approved lights.
21 Currently, they're a little different than what
22 was originally approved, so they will install
23 the lights that were approved in 2015.

24 MS. NEMECEK: Weren't you supposed to
25 have lights at the bottom?

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MR. IANNACITO: The signage panel has lights that shoot down --

MS. NEMECEK: Okay.

MR. IANNACITO -- Onto the stone facade and those are there.

MS. NEMECEK: Okay.

MR. IANNACITO: So I think from what it is today and with the expanded cornice that we're proposing, I think we get pretty close to what the original facade was when you look at them side by side. We've gotten it back to pretty much what it was except for that front entrance not being centered on the facade.

THE CHAIRPERSON: Do you know what the projection was on the original of the cornice, like that whole piece on the top?

MR. IANNACITO: Yes. It's noted here that the projection was -- originally it was 1 foot 8. It's dimensioned 1 foot 8 and 3 quarters, and it's being increased to 2 foot 6. It's being pulled out to create some more --

THE CHAIRPERSON: I'm sorry, where are you pulling that number from, the 1 foot --

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MR. IANNACITO: It's on the detail.

THE CHAIRPERSON: Okay. Okay.

MR. IANNACITO: Right at the top. So you got a 2 foot 6 dimension at the very top, that's the new projection, and then right below that it was 1 foot 8 and 3 quarters, that was the old projection. So we pulled it out in order to create this other band of trim below and increase the height of the overall cornice.

THE CHAIRPERSON: Okay. It needed that for sure.

MR. GARCIA-BOU: It increases by 10 inches?

MR. IANNACITO: 1 foot 6 -- 1 foot 6 and a half.

MS. UHLE: You probably saw this in your meeting notes, but the Planning Board was frustrated that the facade wasn't constructed the way it was originally approved, so they did say they wanted to have the ARB work with the applicant as much as possible so that it looked as close to the original as possible. I saw a number of iterations, and this is the closest that I've seen so far without actually having

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to move windows and doors. I know the applicant will tell you that that creates problems for them internally if they start doing that because of --

THE CHAIRPERSON: Duct work?

MS. UHLE: And seating areas and, you know, that kind of thing.

MR. IANNACITO: Also, if you look at the photographs of the current facade today, there are no divided lights in all the windows on the second and upper floors, and we will be adding divided lights to all the doors. Those will be permanently adhered to the glass.

MS. UHLE: And putting the chunkier cornice and adding the bigger lights.

THE CHAIRPERSON: And windows, yes, the divided lights?

MR. IANNACITO: Yes, divided lights on the doors and the windows, yes.

MR. LUCA: On the exterior?

MR. IANNACITO: Exterior and interior. They'll have to glue them on to the glass. The manufacturer does that either with a spacer bar or without. These won't have spacer bars,

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they'll have the divided lights.

THE CHAIRPERSON: I'm not really seeing it on the photographs, but are there windows on that very upper --

MR. IANNACITO: Yes. On that clear story?

THE CHAIRPERSON: Yes.

MR. IANNACITO: Yes, there are windows up there.

MS. UHLE: There are windows but they're not the divided lights. You mean are there windows or do you mean are there divided lights?

THE CHAIRPERSON: Are there windows there. You can't see them in the photos.

MR. IANNACITO: Yes, because when you're standing down on the street, you don't really see them. You'll see them from Mill Road. When you leave tonight, you could probably see them if it's glowing up there if the lights are on.

MS. UHLE: In the original approval, were the first floor windows and doors that green?

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MR. IANNACITO: I think they've been changed since that photograph has been taken.

MS. UHLE: Oh, okay.

MR. IANNACITO: They're dark now.

MS. UHLE: They're dark now. Okay. So they match the brown, not the green?

MR. IANNACITO: They match, yes. That photograph was taken probably when we first started this with the Planning Board. I can get an updated photo for the Planning Board.

MS. UHLE: Are the railings changing as well or those are the same railings outside of the windows on the second floor?

MR. IANNACITO: I'm not sure if the -- did they have that little space? Let me look at the picture. They probably don't have that extra divided piece on the top.

MR. GARCIA-BOU: The railings are different than --

THE CHAIRPERSON: Than the proposed.

MR. GARCIA-BOU: Than the proposed.

MR. IANNACITO: Yes, they don't have the -- this line here.

MS. UHLE: The flare in them.

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MS. NEMECEK: Also, in this photo it looks like they bow out a little bit at the bottom.

MR. IANNACITO: They do flare out a little bit at the bottom.

MS. NEMECEK: But these ones look straight.

MR. IANNACITO: Those are straight. I'll revise the drawing to match the existing because we're going to leave those.

MS. UHLE: What was originally proposed didn't have that flare in it.

MR. IANNACITO: It didn't have the flare, no.

MS. UHLE: So what are you proposing now?

MR. IANNACITO: We're going to keep the flare.

MS. UHLE: You're proposing to keep the flare?

MR. IANNACITO: Yes.

MR. LUCA: I think that looks nice actually.

MR. IANNACITO: Yes, the flare is a

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nice look.

THE CHAIRPERSON: Well, it's better than what's there now, that's for sure, the new proposed, but kind of frustrating when these situations come about where, you know, you don't follow what you said you were going to do in the first place without seeking some sort of a change from the board at least before the fact rather than after.

Any other comments?

MS. UHLE: I have a question and comment. Did you explain exactly what's happening -- that's the back, so you did mention that. That's going to be all stucco?

MR. IANNACITO: Yes. So the walls right now are not completely finished so they go up and down if you look at the photographs. So the top of the wall will be taken straight across and continuous and then stuccoed to match the rest of the building.

MS. UHLE: And then this is more of a Planning Board, but did you talk to the veterans about the issue with the drainage between the buildings? Do you remember I had

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mentioned that to you?

MR. IANNACITO: Yes, some flashing at the top of this wall between the two buildings. We haven't spoken to the veterans about that yet, but we can --

MS. UHLE: But you'll address that somehow.

MR. IANNACITO: We'll definitely put that on one of the details when we file for the permit.

MS. UHLE: Okay. Just, if you could, maybe address it with the Planning Board somehow too, because I don't want that to get overlooked. Otherwise, no one that's reviewing the plans will know that that should be something that you propose or explain to the Planning Board so they know to review it.

MR. IANNACITO: Okay.

MR. GARCIA-BOU: In the photograph on the right side, what is that; electrical pipes coming through from the sidewalk on the right side in the photograph?

MR. IANNACITO: On the front facade?

MR. HYNES: Yes, the electrical feed.

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MR. GARCIA-BOU: The electrical feed.

MR. IANNACITO: Oh, those two pipes

along by the side of the door there on this side?

MR. GARCIA-BOU: Yes.

MR. IANNACITO: Yes, that's the

electric coming in. I mean, those can be painted. I'm not sure, where does the wire -- the wire comes from underground and then it shoots up there?

MS. UHLE: When the utilities were put underground a few years ago, unfortunately that's how the utility came in and connected to all the buildings.

MR. IANNACITO: That was there. They didn't do that for this application. That was there before we did these renovations.

MR. GARCIA-BOU: Maybe you should do something with them, paint them or something.

MR. IANNACITO: Yes, we can paint them.

THE CHAIRPERSON: Those are all over Route 22.

MS. UHLE: In the town center.

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THE CHAIRPERSON: It's like so disturbing. They did so much to improve it and then this just made it look worse. All for making the convenience of the utility companies who just kind of do whatever they want. They don't have to get access to buildings, so they -- whatever. It still looks very unpleasing, those little bouquets of electrical wires.

MR. GARCIA-BOU: Put some plants to grow on them.

THE CHAIRPERSON: I wish. Cover them.

MS. UHLE: Do you want to open the public hearing?

THE CHAIRPERSON: I'll open the public hearing, yes, for this. I would like to make a motion to open the public hearing for Application 17-02.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here who wants to -- have any questions about this application, speak about it, comments? No?

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(No comments.)

THE CHAIRPERSON: Then we will make a motion to close the public hearing for Application 17-02.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: So this is acceptable or not to the board?

MS. NEMECEK: I'm not keen on the bowed railing. I think the straight one looks better. I'm looking forward to seeing the bigger lights, because those tiny lights are really too tiny.

THE CHAIRPERSON: Is that what you're proposing?

MR. IANNACITO: We're going to go back to the original.

THE CHAIRPERSON: Original Lighting?

MR. IANNACITO: Approved lighting, yes.

THE CHAIRPERSON: I also just have one comment regarding the railing and some of the things that I see here. I know this is an old

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photo, but there's like banners up there and stuff. Those kinds of things are not something you could just throw up whenever you please. I know many businesses in town do it. Sometimes they get violations from the sign enforcer, sometimes not, but we really would appreciate it if you didn't do that without some sort of -- there's permits for temporary signage and obviously permits for your regular signage. So please try to honor that and, you know, don't put anything up there that has not received a permit for it because it just looks kind of straggly. Then what happens, too, is sometimes people just leave them up for so long they start to fall apart. Temporary is temporary. There is a time limit and there is a size limit in what you could do. The sign enforcer can give you permits for the temporary ones, you don't have to come before the sign committee to do that so it's not like it takes a long time, but just try to stick with that. I do also prefer the originally proposed railings.

MS. NEMECEK: And also on your proposed facade there seems to be like a

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1 framing that's not in the approved.

2 MR. IANNACITO: The framing is there
3 now.

4 THE CHAIRPERSON: The framing is there
5 now.

6 MR. IANNACITO: We were planning to
7 leave that, and that would become the lowest
8 portion of the cornice here.

9 MS. NEMECEK: I guess it will fit
10 better when you have the cornice on. I don't
11 like the bowed railing. I think it looks a lot
12 cleaner with the straight.

13 MR. GARCIA-BOU: The bowed railing
14 looks a lot more residential than commercial.

15 MR. IANNACITO: Okay. So we'll leave
16 the railing the way it is.

17 MS. NEMECEK: And now --

18 MR. IANNACITO: I mean as it was
19 approved.

20 THE CHAIRPERSON: As it was approved.

21 MR. IANNACITO: So I don't have to
22 revise my drawing, which is great.

23 MS. NEMECEK: Even though it's painted
24 green in the photo, they've been painted now

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1 the brown to match the framing trim?

2 MR. IANNACITO: Painted green?

3 MS. NEMECEK: The windows and doors.

4 MR. IANNACITO: They've all been
5 replaced. So all the windows and doors on the
6 lower floor they match everything else.

7 MS. NEMECEK: Okay, brown. Okay.

8 MS. UHLE: So you will provide an
9 updated photo.

10 MR. IANNACITO: I'll get an updated
11 photo. Then we just have to figure out a color
12 for those pipes in front there, whether they're
13 going to be the brown or if they're going to be
14 something blends in with the stone.

15 MR. GARCIA-BOU: Plant some ivy or
16 something.

17 MR. IANNACITO: Grow something up
18 there.

19 THE CHAIRPERSON: It's just such a
20 shame, those things. I know it's not your
21 fault, that's for sure, that part of it. I
22 wish that there was something else that the
23 town can do, but it's the utilities and they
24 have their own set of rules that they seem to

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1 go by.

2 All right, so our consensus then is to
3 change the railings, change the lights as you
4 have proposed to go back to the old ones.

5 MS. UHLE: Basically you're approving
6 exactly what's being shown on this drawing.

7 MR. IANNACITO: Basically the things I
8 have is, I have a note about painting those
9 utility lines, address the flashing at the
10 adjacent property, and update the photos.

11 MS. UHLE: Then otherwise just submit
12 the drawings you have.

13 MR. IANNACITO: The railings are going
14 to stay just like that.

15 THE CHAIRPERSON: And the railings go
16 back to the proposed.

17 MS. UHLE: What we're getting confused
18 about is the drawings --

19 THE CHAIRPERSON: What's on the
20 drawings, not what's on the photo.

21 So I would like to make a motion to
22 send along Application 17-02 along to the
23 Planning Board with a recommendation for
24 approval with those conditions met.

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1 MS. NEMECEK: Second.

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

4 MR. IANNACITO: Thank you.

5 THE CHAIRPERSON: So I believe that's
6 the last item on the agenda tonight. I would
7 like to make a motion to close -- oh, no, one
8 more? I'm sorry.

9 MS. UHLE: The last item on the
10 agenda -- are you here for 10 Morgan Street?

11 MALE SPEAKER: Yes.

12 MS. UHLE: It was adjourned when the
13 agenda was published.

14 MALE SPEAKER: I've been sitting here
15 for two hours.

16 MS. UHLE: I'm sorry, we weren't aware
17 of that. The agenda can change and things are
18 listed as adjourned.

19 MALE SPEAKER: What does that mean?

20 MS. UHLE: It means there was
21 additional information required from the
22 applicant, so it should be on the June 1st
23 meeting, the next meeting which is on June 1st.
24 I'm sorry, we didn't realize you were here for

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1 that agenda item.

2 MALE SPEAKER: There is some confusion
3 in the neighborhood, because they moved in a
4 backhoe yesterday on the property, they're
5 telling people they're going to start digging
6 tomorrow, and they've already had the
7 backhoe -- I think this is the third time
8 they've had the backhoe on the property. So
9 there is a lot of confusion between the
10 neighbors in the neighborhood. There is a lot
11 of concern about the building itself being a
12 multi-family given the traffic concerns in
13 Waverly, given that what we're dealing with
14 down on Marbledale, on Jackson, it's like
15 living in a war zone with all the construction
16 going on.

17 MS. UHLE: My understanding, and the
18 building inspector can explain more, was that
19 with regard to any excavation that's going on
20 there, it's exploratory with regard to where
21 rock is because they're not sure whether if
22 they build they could have a basement or not;
23 is that true, Jay?

24 MR. KING: Yes.

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1 MALE SPEAKER: Do they have a permit
2 to excavate?

3 MR. KING: They do. 30 days.

4 MALE SPEAKER: Did they have a permit
5 to excavate when they started?

6 MR. KING: They got the permit
7 yesterday or today.

8 MALE SPEAKER: Before that there was
9 no permit, so the digging they did --

10 MR. KING: I don't know what they've
11 done.

12 MALE SPEAKER: Well, they were digging
13 there, so do they face any consequences?

14 MS. UHLE: Well, again, it depends on
15 what they were doing and we can go out and
16 investigate. As Mr. King said, I guess he
17 issued a permit to allow them to do some
18 exploratory excavation with regard to rock.

19 They are required for any new construction to
20 do deep hole tests, which is to address storm
21 water drainage issues. That they did not need
22 a permit for, but it's a requirement before
23 they go to the Planning Board that they address
24 potential drainage issues in the neighborhood.

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1 So those are they dig deep holes to understand
2 soil conditions, and that has to be witnessed
3 by one of our consulting engineers. They are
4 proposing a two family house. The reason that
5 it was adjourned from this, the applicant
6 submitted an application, they notified
7 neighbors, which they're required to do, but
8 when we reviewed the application, there was
9 still some pretty significant information that
10 we felt was missing. I'm very sorry we didn't
11 make that announcement at the beginning of the
12 meeting because we should have thought that
13 there might be people here. In fact, when we
14 posted the agenda, it was adjourned from the
15 day we posted the agenda when we realized that
16 the information was not sufficient. So the
17 best case scenario for them is they'll be on
18 the next agenda here, which is June 1st. That
19 would be a public hearing, and then if all went
20 well here, they go to the Planning Board where
21 they do talk about the aesthetics of the
22 architecture and then storm water drainage and
23 landscape plan, et cetera. It is a permitted
24 use, though, so it's going to be difficult to

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1 deny the use itself.

2 MALE SPEAKER: As far as the
3 footprint, it's the same owner that has 19
4 Hall --

5 MS. UHLE: Yes.

6 MALE SPEAKER: Have they shown you
7 where the footprint of the building itself will
8 be; will it be more on 19 Hall or is it more on
9 the Morgan property?

10 MS. UHLE: Anyone is welcome to come
11 and look in the Building Department at what
12 they submitted. Let's see, the address was
13 listed as 10 Morgan, so it's fronting on Morgan
14 Street, what they're proposing. The location
15 of the footprint, the location of curb cuts,
16 etcetera, that could be modified by both this
17 board or the Planning Board as well. It's
18 fronting on Morgan Street.

19 MALE SPEAKER: As you can imagine, the
20 character of the neighborhood is very old.
21 Most of the buildings are, you know, '20's,
22 1920's or older. So I guess there is also some
23 concern in the neighborhood as to how the
24 architecture of the facade --

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MS. UHLE: That's something you really can address and this board can really address. I just like to be truthful with people about whether a use is likely to be denied, and again, if it's permitted by zoning, if it's as of right, if variances aren't required, it's very difficult for the Planning Board to deny that type of application. But what they do have control over, and this board in particular, is the aesthetic character of the house and sort of massing and scale and materials and that kind of thing.

MALE SPEAKER: Okay.

MS. UHLE: Again, you're welcome to come and look at plans in my department. I really feel terrible that you had to sit through the meeting because these are not terribly scintillating otherwise.

MALE SPEAKER: Let's say that it is further adjourned, how would we know?

MS. UHLE: We even actually -- not that you would know this until I tell you, we have a note at the bottom of the agenda to just check it on line. The agenda is posted online

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prior to the meeting. Even if it's revised, we put a revision date, so I would even check the day of the meeting to double check. You could also call and ask in my office. The best way is to check online and just look at the agenda. But if you look at it on a Thursday of the prior week, it may change by the following Monday or something. So just look at it the day of the meeting to make sure it's still on the agenda. Unfortunately, things do come off for a variety of reasons. Okay?

MALE SPEAKER: All right. Thank you.

THE CHAIRPERSON: Thank you for coming anyway and making the effort. We do appreciate that. Thank you.

So I would like to make a motion to close the Architectural Review Board meeting of May 4th, 2017.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Good night, everyone.

(MEETING ADJOURNED.)

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CERTIFICATION

STATE OF NEW YORK)
) Ss.

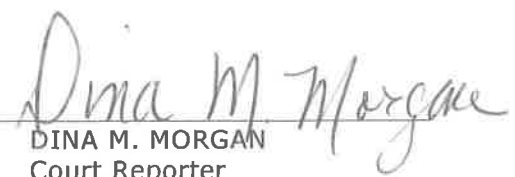
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of May, 2017.


DINA M. MORGAN
Court Reporter

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