1 1 TRANSCRIPT OF TOWN OF EASTCHESTER ARCHITECTURAL REVIEW BOARD MEETING MAY 4, 2017 В 9 BUILDING AND FLANNING DEPARTMENT 10 HELD AT: Eastchester Town Hall 40 Mill Road Eastchester, New York 10709 11 7:00 p.m. 12 13 BOARD MEMBERS IN ATTENDANCE: 14 LAURA RAFFIANI, CHAIRPERSON CARLOS GARCIA-BOU, MEMBER JENNIFER NEMECEK, MEMBER SILVIO LUCA, MEMBER 15 16 17 EASTCHESTER EMPLOYEES IN ATTENDANCE: 18 MARGARET UHLE, DIRECTOR OF PLANNING 19 JAY KING, BUILDING INSPECTOR MICHAEL VERNON, ASSISTANT PLANNER 20 21 22 Dina M. Morgan, Reporter 25 Colonial Road Bronxville, New York 1070 (914) 469-6353 23 24 25

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 5/4/17 1 2 THE CHAIRPERSON: Good evening, 3 everybody, and welcome to the May 4th, 2017 4 Architectural Review Board meeting. If you 5 would all please stand for the Pledge of 6 Allegiance. 7 (Whereupon the Pledge of Allegiance 8 was said.) 9 THE CHAIRMAN: Could you please call 10 the roll. 11 M.S. U.H.L.E.: Sure. Carlos Garcia-Bou. 12 MR. GARCIA-BOU: Here. 13 MS. UHLE: Laura Raffiani. THE CHAIRPERSON: Here. 14 15 MS. UHLE: Jennifer Nemecek. 16 MR. NEMECEK: Here. 17 MS. UHLE: Silvio Luca. 18 MR. LUCA: Here. 19 MS. UHLE: Enda McIntyre will not be 20 able to make it tonight. 21 THE CHAIRPERSON: First up on our 22 agenda this evening is Application 17-10, 16 23 Green Meadow Road. 24 MS. LINHART: My name is Amanda

Linhart. This is Nadia Fonte. We're the

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architects for 16 Greenmeadow Road, Michelle Vialione

FASTCHESTER ARB - 5/4/17

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We're here because we are adding a --5 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 11 12 house. It's the cape style houses that you see 13 typically in the neighborhood. The rear of the 14 house is already dormered out, so that's not really going to change at all. There's a stone 15 16 facade on the ground floor and, you know, the 17 entry door is there but it's uncovered, there's nothing covering it, there's no significance to the entry.

20 So what we are trying to do -- is it 21 okay if I step away, can you hear me fine? 22 THE CHAIRPERSON: Just take the mic. 23 M.S. U.H.L.E.: You can detach it if you

24 want to.

MS. LINHART: So what we wanted to do DINA M. MORGAN, REPORTER

FASTCHESTER ARB - 5/4/17

was give a little bit more presence to the 3 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 7 underside to the portico. So again, little 8 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.

22 The siding that we're using is just 23 going to match existing. The roof color and 24 the roof shingles are going to match what's 25 existing on the house. We have some samples 🔄

DINA M. MORGAN, REPORTER

	5		7
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	Nadia will get them of what's existing, and,	2	MS. LINHART: Now, are these
3	in general, you know, windows to match	3	considerations that can how does this is
4	existing, et cetera. Okay.	4	my first time in Eastchester, so are these
5	THE CHAIRPERSON: When I looked at the	5	considerations that can be redlined for the
6	front facade, I feel like that upper portion on	6	next review, or how does this work in terms of
7	the left there seems a little bit out of	7	moving forward?
8	proportion with the portico, like kind of	8	MS. UHLE: We'll see what all the
9	overshadows it a bit. It kind of makes it top	9	comments are, but typically what they'll do is
10	heavy. Is there a reason that that whole	10	make recommendations or conditions, and then if
11	window area like needs to be as large as it is?	11	there's a lot, they'll ask you to come back
12	MS. LINHART: The windows themselves?	12	with the drawings revised. If not, they'll
13	THE CHAIRPERSON: Yes.	13	make them conditions before you appear before
14	MS. LINHART: Probably not. One thing	14	the Planning Board. So you would just revise
15	the owner did want, you know, a little bit more	15	the drawings that you submit to the Planning
16	of the detail in the window, but we might be	16	Board.
17	able to shrink the size of them slightly in	17	MS. LINHART: Okay. Okay. That seems
18	terms of width and height.	18	good.
19	THE CHAIRPERSON: So that maybe they	19	THE CHAIRPERSON: We try our best not
20	kind of match up more with what's going on with	20	to make it a lengthy process
21	the rest of the house on the second floor.	21	MS. LINHART: Right.
22	MS. LINHART: These two windows here?	22	THE CHAIRPERSON: But sometimes
23	THE CHAIRPERSON: Yes, and the one in	23	it's kind of hard to
24	the middle. It just looks	24	MS. LINHART: Right. Understood.
25	MR. GARCIA-BOU: Are you arching those	25	THE CHAIRPERSON: Certain changes need
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1 EASTCHESTER ARB - 5/4/17 2 light over the door existing, so we'll probably 3 either leave the light over the door or we'll 4 put a hanging light from the porch. 5 MR. GARCIA-BOU: The entry door, is 5 that a new door or are you going to keep the 7 existing door? MR. LINHART: We're going to keep the 8 existing door. 10 THE CHAIRPERSON: So that's what it looks like. 10 size see what it looks like. 11 size hand in the picture 12 to see what it looks like. 12 see why four door or are you going to keep the 13 MR. LINHART: It's really hard to see 14 in the picture 12 to see what it looks like. 15 MR. LINHART: It's really hard to see 14 in the picture. 16 MR. LINHART: It's really hard to see 19 window? 17 yes. 16 MR. LINHART: It's a dark wood? 18 MR. LINHART: It has a window. 19 MR. LINH				
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13 EASTCHESTER ARB - 5/4/17 1 2 MS. LINHART: I thought we were suppose to be at the May meeting. 3 MS. UHLE: I meant May. I was 4 5 confused. Sorry that about that. MS. LINHART: We were supposed to be 6 7 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 --10 11 MS. UHLE: No, that's something you 12 would discuss with me personally. That wouldn't be in this forum. 13 MS. LINHART: Okav. 14 15 MS. UHLE: So what you would do is --I'm so confused about what month we're in --16 you would submit for the May 25th Planning 17 Board meeting. 18 19 MS. LINHART: Okay. MS. UHLE: Any other issues about the 20 meeting being cancelled previously, just call 21 22 and talk to me personally. MS. LINHART: Will do. Okay, great. 23 THE CHAIRPERSON: So I would like to 24 make a motion to move Application 17-10 along 25 DINA M. MORGAN, REPORTER

14

EASTCHESTER ARB - 5/4/17 1 to the Planning Board with a recommendation for approval with the aforementioned conditions of 3 the columns and the windows. 5 MS. GARCIA-BOU: Second. MS. LINHART: Okay. Thank you very 6 7 much. THE CHAIRPERSON: All in favor. 8 (All aye.) 9 THE CHAIRPERSON: Next on the agenda, 10 Application 17-11, 120 Highview Avenue. 11 MR. IANNACITO: Good evening. My name 12 is John Iannacito. I'm an architect and I'm 13 representing Mr. and Mrs. Cornyn this evening, 14 the owners of the subject property. 15 We are proposing additions and 16 17 alterations to the existing single family residence located at 120 Highview Avenue. The 18 proposed scope of work will include the 19 construction of a two story addition, which is 20 highlighted here in yellow, and a new portico 21 at the front of the existing residence. We're 22

EASTCHESTER ARB - 5/4/17 1 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 5 bedrooms and two new baths. We have the elevations. On the front, 7 the two story addition and the new portico, 8 along with the second story addition, and then 9 on the side and rear of the second story 10 11 addition over the existing footprint. I put together a rendering showing the 12 finishes. On the wall surfaces, we are 13 proposing HardiePlank lap siding in a slate 14 gray finish. I have a sample here. For the 15 stone veneer, we're proposing a Delgado Stone 16 17 in a spruce mountain finish, which is also this gray color. The brick veneer on the fireplace 18 19 on the chimney that needs to be extended will match existing. The principal roof surface 20 with be an asphalt shingle in a slate finish. 21 I have a sample of the slate finish here. The 22 roof surfaces at the portico and at the gable skirt here will be a standing seam metal in a 24 matt black finish. The windows will be vinyl **DINA M. MORGAN, REPORTER**

	16
1	EASTCHESTER ARB - 5/4/17
2	clad in a white finish. The trim boards will
3	be AZEK in a white finish. I have a sample
4	here. The columns will also be painted AZEK in
5	a white finish. The gutters and leaders will
6	be aluminum in a white finish. The front entry
7	door will be fiberglass in a mahogany finish.
8	The railings will be aluminum in a black
9	finish. I have a sample of the railings also.
10	Thank you for your time. I'm happy to
11	answer any questions.
12	MR. GARCIA-BOU: Entryway lights? The
13	entryway lights, are there any?
14	MR. IANNACITO: Yes, I think we'll
15	have down lights inside the portico here.
16	THE CHAIRPERSON: And the gutters and
17	downspouts, I'm not seeing them here.
18	MR. IANNACITO: I didn't show them on
19	the rendering.
20	THE CHAIRPERSON: Are they on the
21	plans?
22	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

DINA M. MORGAN, REPORTER

Here I have the existing and proposed

also proposing to construct a new second story

addition over the existing footprint.

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		1	40
	17		19
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	white, yes.	2	to align with the other side here. So this
3	MR. GARCIA-BOU: Is that standing seam	3	facade and this one will align, and then the
4	roof on the entryway?	4	second floor projects slightly forward. There
5	MR. IANNACITO: Yes, we have a	5	is a soffit here and here.
6	standing seam roof here at the front portico	6	THE CHAIRPERSON: The windows are all
7	and also on these gable skirts.	7	new?
8	MR. GARCIA-BOU: Is that black?	8	MR. IANNACITO: The windows, yes, they
9	MR. IANNACITO: Black in a matt	9	will be all
10	finish, which I have somewhere over here. Yes,	10	MR. GARCIA-BOU: Except for the first
11	here it is.	11	floor in the back; right?
12	THE CHAIRPERSON: And the railing	12	MR. IANNACITO: In the front they're
13	I'm sorry, I know you said it before	13	new. Yes, they're all new windows. There are
14	MR. IANNACITO: The railing is going	14	a couple in the back here that are existing.
15	to be an aluminum in a black finish to pick up	15	So these two here will remain. The kitchen on
16	the black of the standing seam roof.	16	the first floor was done a few years back, so
17	THE CHAIRPERSON: It should look nice.	17	they're not going to touch the existing
18	This is on a corner; right?	18	kitchen, and I believe there's one bathroom
19	MR. IANNACITO: It is, yes.	19	that was existing also that they will not
20	THE CHAIRPERSON: The side that we	20	touch. But they will be re-trimmed when they
21	will see	21	redo the siding. THE CHAIRPERSON: Andersen?
22	MR. IANNACITO: Is this side here.	22 23	MR. IANNACITO: Yes, Andersen 400
23	THE CHAIRPERSON: The right side	24	series.
24	elevation? MR. IANNACITO: Yes, and then they	25	THE CHAIRPERSON: It looks very good
25	DINA M. MORGAN, REPORTER	23	DINA M. MORGAN, REPORTER
-	18	1	20
1		1	EASTCHESTER ARB - 5/4/17
1 2	EASTCHESTER ARB - 5/4/17	1 2	EASTCHESTER ARB - 5/4/17 and like super cleaned up from what was there
2	EASTCHESTER ARB - 5/4/17 have a small detached garage with a driveway in		and like super cleaned up from what was there
1	EASTCHESTER ARB - 5/4/17 have a small detached garage with a driveway in the back, and we're going to re-side that and	2	
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2 3 4 5	EASTCHESTER ARB - 5/4/17 have a small detached garage with a driveway in the back, and we're going to re-side that and re-roof that to match the house. MR. GARCIA-BOU: Are you supposed to	2 3 4	and like super cleaned up from what was there now kind of. It looked a little hodgy podgy what is there. MR. IANNACITO: Yes, it's got a flat
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1

EASTCHESTER ARB - 5/4/17 1 THE CHAIRPERSON: All in favor. 2 (All aye.) 3 THE CHAIRPERSON: Then I would like to 4 5 make a motion to move Application 17-11 along to the Planning Board with a recommendation of 6 7 approval. MR. IANNACITO: So the only condition 8 is to show the leaders on the elevations? 9 THE CHAIRPERSON: Leaders and gutters, 10 yes, and if there's any other like air 11 conditioning, that kind of thing, the Planning 12 Board make sure that that's there for them, and 13 the landscape designing, that goes to them as 14 15 well, right, Margaret? MR. IANNACITO: Well, this is a 16 renovation, so there is no landscaping. 17 MS. UHLE: Yes, this is a renovation, 18 so it doesn't require landscaping. 19 THE CHAIRPERSON: The next Application 20 on the agenda tonight is Application 17-12, 215 21 22 Lincoln Place. MR. IANNACITO: Good evening again. 23 John Iannacito, architect. I'm representing 24 Mr. and Mrs. Vincent D'Agostino this evening. DINA M. MORGAN, REPORTER

proposed, and then the rear second story 2 addition over the existing footprint. 3 Here is a rendering of the alterations 4 on the wall surfaces. Again, we will have 5 HardiePlank siding in a cobblestone finish, which is light beige. The roof surfaces will 7 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 11 and leaders aluminum is a white finish. The 12 overhead door will be fiberglass in a white 13 finish. The shutters will be composite in a black finish. 15 THE CHAIRPERSON: So the adjacent 16 **17** homes are 215 and 213, is that what it is? I'm sorry, this is 215. So the adjacent homes are 18 19 213 and 217? MR. IANNACITO: That's a good 20 question. I'm not sure which ones are there. 21 I guess it would be 213. Is this your 22 neighbor? So 213 and 217. 23 MR. GARCIA-BOU: My understanding on 24 the addition, which is where the new storage 25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 5/4/17

22

EASTCHESTER ARB - 5/4/17 1 Mr. D'Agostino is with me this evening. 2 We are proposing additions and 3 alterations to the existing single family 4 residence located at 215 Lincoln Place. The proposed scope of work will include the removal 6 of a garage at the side of the property and the 7 construction of a two story addition, and then we're going to reconfigure the second floor with a second story addition over the existing 10 11 footprint also. Here are the existing and proposed 12 floor plans. On the first floor, the addition 13

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 21 over the existing footprint. The front 22 entrance will remain as existing and the bay 23 window will remain also. The side here is the outline of the existing roof line and the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 5/4/17

1 area is, the existing windows, that entrance stays the same but it's existing? 3

MR. IANNACITO: The entrance is 4 5 existing, yes.

MR. GARCIA-BOU: The door stays the 6 7 same?

MR. IANNACITO: The door stays the 8 same. The only thing we're doing is re-siding. 9 MR. LUCA: You're projecting that out,

10 aren't you? 11

MR. IANNACITO: No, this exists.

MR. LUCA: In the photographs it 13 doesn't though. 14

MR. IANNACITO: The portico? The 15 16 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, 22 23 the rendering is wrong.

MR. LUCA: That door is getting pulled 24 25 forward?

DINA M. MORGAN, REPORTER

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	25		27
1	25 EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	MR. IANNACITO: No, this door is	2	across, the fact that they don't line up is not
3	there is no change to the front.	3	as important.
4	MR. LUCA: So on the rendering the	4	MS. NEMECEK: Right.
5	door	5	MR. GARCIA-BOU: What's going on is
6	MR. IANNACITO: We won't have a porch	6	you're pulling that roof line to the one on the
7	there.	7	right is calling for the other side to do the
8	MR. GARCIA-BOU: That's why I was	8	same.
9	asking my question.	9	MR. IANNACITO: That roof line here?
10	MR. IANNACITO: The door stays on the	10	Yes, we could.
11	front here. We'll have to revise that.	11	MS. NEMECEK: Or maybe even what you
12	MR. GARCIA-BOU: On the side	12	had on the previous house, which was that
13	elevation, left side elevation, you have an	13	metal, to make it a little more substantial at
14	existing window there that stays on your	14	the top of the bay window.
15	elevation?	15	MR. IANNACITO: Here?
16	MR. IANNACITO: On the left side?	16	MS. NEMECEK: The bay window.
17	MR. GARCIA-BOU: Yes.	17	MR. IANNACITO: Just the bay?
18	MR. IANNACITO: Here?	18	MS. NEMECEK: Yes.
19	MR. GARCIA-BOU: No.	19	MR. IANNACITO: We could add metal
20	MR. IANNACITO: Yes, that stays oh,	20	there, I guess.
21	yes, there should be a window there too. I	21	MS. NEMECEK: It just looks a little
22	missed that one. I'll put it in for the next	22	tiny.
23	go around. There should be a window.	23	MR. IANNACITO: It's existing.
24	MR. GARCIA-BOU: On both sides?	24	MS. NEMECEK: I know.
25	MR. IANNACITO: One side you won't see	25	MR. LUCA: Maybe if you do something
	DINA M. MORGAN, REPORTER	_	DINA M. MORGAN, REPORTER
	26	Į.	28
1		1 .	
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	EASTCHESTER ARB - 5/4/17 on the rendering. There is a window on both	2	EASTCHESTER ARB - 5/4/17 with the roof line, you could do like a metal
2 3	EASTCHESTER ARB - 5/4/17 on the rendering. There is a window on both sides, yes, existing.	2 3	EASTCHESTER ARB - 5/4/17 with the roof line, you could do like a metal roof, like a knifed edge so it comes up higher.
2 3 4	EASTCHESTER ARB - 5/4/17 on the rendering. There is a window on both sides, yes, existing. MS. NEMECEK: Now, the bay window in	2 3 4	EASTCHESTER ARB - 5/4/17 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
2 3 4 5	EASTCHESTER ARB - 5/4/17 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	2 3 4 5	EASTCHESTER ARB - 5/4/17 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.
2 3 4 5 6	EASTCHESTER ARB - 5/4/17 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?	2 3 4 5 6	EASTCHESTER ARB - 5/4/17 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
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	29		31
	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
1 2	MR. IANNACITO: Okay.	2	THE CHAIRPERSON: All in favor.
3	THE CHAIRPERSON: I think it looks	3	(All aye.)
4		4	MR. IANNACITO: I was just going to
	okay. MS. NEMECEK: You like it?	5	ask what the recommendations were; just the
5	THE CHAIRPERSON: Yes, I'm okay with	6	roof? Look at different options for the roof
6 7		7	on the bay window?
8	it. MR. IANNACITO: I mean, I think it's	8	THE CHAIRPERSON: Yes.
9	nice to have it a little bit different on two	9	MS. UHLE: So far that's it.
10	sides. This is a more vertical piece on this	10	MS. NEMECEK: And the rendering has to
	side where it's a two story space and then this	11	have the door.
11	is divided with the roof line instead of trying	12	MR. IANNACITO: Yes, I'll get the
12	to have the same look on both sides.	13	rendering redone, yes.
14	MS. NEMECEK: I think what else is	14	THE CHAIRPERSON: Any other comments?
15	throwing us off is the door is hidden. So I	15	MR. GARCIA-BOU: No.
16	think when the door comes up	16	THE CHAIRPERSON: So then I would like
17	MR. IANNACITO: Pushed in in the front	17	to make a motion to pass Application 17-12
18		18	along to the Planning Board with a
19	here, yes. MS. NEMECEK: It's going to have a	19	recommendation of yes with those comments noted
20	lot more interest.	20	about the bay window and the door coming
21	MR. IANNACITO: I think if we have to	21	forward on the rendering.
22	add a metal finish to that, it's fine, but I	22	Next up we have Application 17-05, 297
23	don't think we need to add the roof here.	23	Main Street. Good evening.
24	MS. NEMECEK: No.	24	MR. COSTELLO: Good evening, members.
25	MS. UHLE: Maybe he should look at	25	My name is Patrick Costello. I am a co-owner
-	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
-	30	†	32
1	30		32
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
1 2		1 2	
'	EASTCHESTER ARB - 5/4/17	1 '	EASTCHESTER ARB - 5/4/17
2	EASTCHESTER ARB - 5/4/17 alternatives to make it look more substantial. MR. IANNACITO: Well, the most we can	2	EASTCHESTER ARB - 5/4/17 of 297 Main Street here in Eastchester. The
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	33		35
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	If you look at some of the photographs	2	MR. SORIANO: Yes. The existing
3	that we have, this is the right side of the	3	steps?
4	house I'm sorry, of the storefront. Going	4	MR. LUCA: That goes right to the
5	up, there will be two windows that will go	5	front?
6	along going up toward the house. They will be	6	MR. COSTELLO: You mean for the main
7	double hung windows. Then on the other side	7	house?
8	where the driveway is, there's a current window	8	MR. LUCA: No. I actually think that
9	and we'll add another window. So we'll have	9	if there is a way of having a front door on the
10	two double hung on the other side as well.	10	side, it will look a lot nicer.
11	That is it in a nutshell.	11	MS. NEMECEK: Right, that's what I
12	MR. GARCIA-BOU: What are those	12	think too.
13	two chimney like on your drawings, on your	13	MR. LUCA: And center the double
14	elevation, proposed elevations?	14	windows, if it's possible.
15	MR. COSTELLO: Those are the existing	15	MS. NEMECEK: You currently have the
16	columns that are at the storefront.	16	closet, make that the front door.
17	MR. GARCIA-BOU: Okay.	17	MR. SORIANO: We kind of thought about
18	MR. COSTELLO: If you look at one of	18	that but the issue is this, that because you
19	the photos that we have, this is right side of	19	have to go up those few steps, then we would
20	the	20	have to make a platform and another two steps
21	MR. GARCIA-BOU: That one is	21	to go down into the apartment. It's just so
22	remaining?	22	small as it is, that we just kind of figured
23	MR. COSTELLO: That will remain.	23	that the front door would work.
24	THE CHAIRPERSON: The new roof will	24	MR. LUCA: Can those two steps be
25	hit just underneath that flange there on the	25	pushed back? The elevation looks very odd to
	DINA M. MORGAN, REPORTER	-	DINA M. MORGAN, REPORTER
	0.4		26
	54 EASTONESTED ADD 5/4/17	1	SASTCHESTED APR - 5/4/17
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2 3 4	EASTCHESTER ARB - 5/4/17 column kind of? MR. SORIANO: Yes. It's going to be just a little piece of those two columns	2 3 4	EASTCHESTER ARB - 5/4/17 me, honestly. It would look a lot nicer if those two windows were centered on that let's say 20 feet and that's all you see and the door
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ves.

THE CHAIRPERSON: The two pieces of

DINA M. MORGAN, REPORTER

the facade between the edge of the building and

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MR. GARCIA-BOU: The existing house

	41		43
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	cellar.	2	you were able to do that, then center the
3	MR. SORIANO: No. This door is built	3	window and work on the symmetry of that front
4	on a slab, no cellar underneath it.	4	elevation. If you're not able to do that,
5	MR. GARCIA-BOU: No, I'm saying is it	5	modify the front elevation to accentuate the
6	the same level because I see a door there?	6	door and also to have better symmetry with
7	MR. COSTELLO: You're saying the	7	regard to the relationship between the door and
8	existing cellar of the house?	8	the windows and the gable roof, which would
9	MR. GARCIA-BOU: Yes. Is it the same	9	mean moving the door to the right, the window
10	level?	10	to the left, having those features centered on
11	MR. SORIANO: It is.	11	the front facade, and then modifying the roof
12	MR. COSTELLO: It's the same level.	12	line. The other one was lowering the brick to
13	THE CHAIRPERSON: But it won't be	13	the water table under the sill of the front
14	connected, I guess? Is it connected there?	14	window. That was it.
15	MR. SORIANO: There is a doorway that	15	THE CHAIRPERSON: So do you feel we
16	goes through from the back of the store to the	16	could move it along to the Planning Board; are
17	boiler room. So we're going to either close it	17	we okay with that?
18	or just install a double door there.	18	MS. NEMECEK: Yes.
19	MR. GARCIA-BOU: What is the little	19	THE CHAIRPERSON: So I would like to
20	room that goes into the back room?	20	make a motion to send Application 17-05 along
21	MR. SORIANO: That's where the	21	to the Planning Board with a recommendation for
22	existing bathroom is now for the store, but	22	approval with those conditions being met. All
23	we're going to convert that to its own little	23	in favor.
24	utility room with a boiler, water heater, and a	24	(All aye.) THE CHAIRPERSON: We didn't second
25	washer and dryer. DINA M. MORGAN, REPORTER	25	DINA M. MORGAN, REPORTER
	DINA WI. WIORGAN, REPORTER 42		44
1		1	
1 2	42	1 2	44
	42 EASTCHESTER ARB - 5/4/17	-	EASTCHESTER ARB - 5/4/17
2	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: For that apartment?	2	EASTCHESTER ARB - 5/4/17 that.
2 3	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: For that apartment? MR. SORIANO: For the apartment.	2 3	that. MR. GARCIA-BOU: Second. MR. COSTELLO: Thank you. MR. SORIANO: Thank you.
2 3 4	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: For that apartment? MR. SORIANO: For the apartment. THE CHAIRPERSON: Moving forward, I	2 3 4	that. EASTCHESTER ARB - 5/4/17 that. MR. GARCIA-BOU: Second. MR. COSTELLO: Thank you. MR. SORIANO: Thank you. THE CHAIRPERSON: Please make some
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2 the existing by uncovering all the brick and

- 3 masonry, redoing the stucco and brick work on
- 4 the area to match the existing so the brick
- 5 will match the existing, and also Chester
- 6 Heights Pastry Shop is apparently no longer
- going to be a tenant there, we want to make the 7
- first building a small corner and this building 8
- into one space so we get rid of all the little 9
- doors. It makes it more of an interesting 10
- 11 space as well.

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On top of that, we want to do the signage, which will be uniform signage for the 13 whole building so everybody has the type of sign, same size, same type of lettering, font, etcetera. That will go for the whole building. 16

17 Also, if we get a new tenant, they don't have

18 to change all that, just change the letters.

19 It will be easier.

Plan wise what we're looking at doing 21 is taking out this door and making it a new 22 window across the front over here so these two 23 spaces can be combined. They're all very narrow. Having a 34 foot on the corner would 25 make a lot of sense for this building and give

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2 it a presence. The other ones are just going

- to be renovated, and if there's possibility of 3
- a tenant -- it has been hard getting retail
- spaces right now -- we may combine a couple of 5
- these as well. At that time, we'll come back
- 7 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 10

different levels. So it steps down here and it 11

steps down here. So it's not very continuous 12

13 space for a retail area. So being able to

14 combine the two really helps a lot. So I think

also for the building space one big sign that 15

16 shows up. If we have more uniform signage, it

would certainly make it a lot more uniform.

17

I'm open to questions. 18

MS. NEMECEK: Can we see your

20 rendering? Thank you.

MR. BRANDES: The colors for the sign

that we want to use, the background is a dark 22

23 gray and a soft gold for the lettering.

MS. NEMECEK: So this trim piece, is 24

25 that existing underneath?

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MR. BRANDES: That is actually

3 existing.

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

MR. BRANDES: It's a terra cotta

6 piece.

1

2

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MR. GARCIA-BOU: The aluminum windows,

the colors there --

9 MS. UHLE: I need you to be at the

10 microphone. Thanks.

MR. GARCIA-BOU: The windows are

aluminum, the color?

MR. BRANDES: The existing are 13

14 aluminum. It's aluminum right now. We're not

changing all the windows, it's out of our 15

16 budget right now, so the new will match the

existing. The color font we want to use on the 17

lettering is the Times New Roman. 18

THE CHAIRPERSON: On the signage?

MR. BRANDES: On the signage.

THE CHAIRPERSON: Okay. The signage 21

22 does have to come before the sign committee for

23 each individual one. It could come as a

package, but it does have to come before us for

25 that separately.

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MR. GARCIA-BOU: Did you mention that 2

the brick on the bottom is existing brick? 3

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 7

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 12

coloring for the grout, because I want the 13

mortar to match as well.

MS. UHLE: I was going to say with the 15

signage, I'm assuming in concept you think the 16

signage looks attractive.

THE CHAIRPERSON: It does.

MS. UHLE: Just for the specifics

about lettering height and then the sign 20

21 committee could approve basically the entire

22 facade of signage, but that would still need to

23 go to them.

24 MR. BRANDES: Okay. Thank you.

MS. UHLE: But I think it looks nice.

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	40		51
	49	١.	EASTCHESTER ARB - 5/4/17
1	EASTCHESTER ARB - 5/4/17	1	
2	MR. BRANDES: Thank you.	2	(All aye.)
3	THE CHAIRPERSON: So it seems like on	3	THE CHAIRPERSON: Then we will make a
4	the plan, the proposed front elevation, that	4	motion to pass this along to the Planning Board
5	that detail that you uncovered goes all the way	5	with a recommendation of approval; second?
6	across but then it seems like it just stops.	6	MR. GARCIA-BOU: Second.
7	MR. BRANDES: No, it's a shadow. It's	7	THE CHAIRPERSON: All in favor.
8	a shadow when you're doing the program	8	(All aye.)
9	unfortunately. We're going to continue this	9	MR. BRANDES: Thank you very much.
10	all across. It's all going to be replaced. We	10	THE CHAIRPERSON: Thank you, sir. I
11	want it continuous. We want to really make the	11	applaud your recycle, reuse, revitalize.
12	building nice.	12	Next up is Application 17-16, 136
13	THE CHAIRPERSON: Back to what it was	13	Grand Boulevard.
14	really.	14	MR. MAIORANO: Good evening, board
15	MR. BRANDES: Yes.	15	members. My name is Adamo Maiorano from
16	MS. NEMECEK: What about lighting, are	16	Community Designs on behalf of the applicant,
17	you going to add any lighting?	17	Mr. Rogliano.
18	MR. BRANDES: We're not planning on	18	We are proposing a new single family
19	any lighting on the exterior of the building at	19	dwelling at 136 Grand Boulevard. The existing
20	this time.	20	site is currently improved with a single family
21	MS. NEMECEK: Not even for the signs?	21	home, detached garage, and other impervious
22	MR. BRANDES: Not at this time. The	22	surfaces that we will be removing. There is no
23	owner said that he's not really sure he wants	23	known drainage facilities on site. Our
24	to do that. I mean, putting the signage on the	24	proposed design will capture all of the
25	outside and having the loops there seems to	25	proposed impervious surfaces on site with storm
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1	50		32
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
1 2	EASTCHESTER ARB - 5/4/17	1 2	EASTCHESTER ARB - 5/4/17
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2	EASTCHESTER ARB - 5/4/17 be enough light in the neighborhood and using the light gold seems to be more than enough to	2	EASTCHESTER ARB - 5/4/17 water management. In the site planning of the new dwelling, we tried to take advantage of the
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	53		55
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	also the same brick as the front elevation.	2	same color as the trim, and then the stucco
3	The railings are black metal railing, and we do	3	will kind of come right up to it. It's a nice
4	have an accent copper roof over the little bump	4	clean finish.
5	out window in the front.	5	MR. GARCIA-BOU: The entranceway, is
6	Any questions?	6	that a standing seam roof in that little piece
7	MR. GARCIA-BOU: Is the brick around	7	there?
8	the the accent brick that you have around	8	MR. MAIORANO: In the small piece,
9	the windows and all over the place, is that a	9	yes, to go with the bay.
10	different brick?	10	MR. GARCIA-BOU: Is that set back or
11	MR. MAIORANO: It's the same brick, it	11	is that flush?
12	just in the elevation looks different because	12	MR. MAIORANO: It's inside the gable,
13	it's soldier course. As well as above the	13	but it does pop out like 6 inches or so to give
14	garage to ease up that height we also did a	14	like a detailing of the front entry instead of
15	soldier course in a herringbone pattern to kind	15	just a flat porch.
16	of give it some character.	16	THE CHAIRPERSON: Then that little
17	THE CHAIRPERSON: But it's all this?	17	triangle is like flush, right, above it?
18	MR. MAIORANO: Yes, exactly, it's all	18	MR. MAIORANO: Exactly, yes.
19	the same brick.	19	MR. GARCIA-BOU: Is that bluestone
20	MR. GARCIA-BOU: Garage doors are?	20	steps on the entranceway?
21	MR. MAIORANO: Yes, the garage doors	21	MR. MAIORANO: Yes, and the bottom
22	there's a Clopay Coachman collection, it has	22	portion will be the same brick, and then
23	wood grain composite overlay, and it can be stained to match the color of the front door.	23	flagstone walkway and bluestone treads leading to the driveway.
25	THE CHAIRPERSON: And the front door	25	MS. NEMECEK: Is that your material
25	DINA M. MORGAN, REPORTER	25	DINA M. MORGAN, REPORTER
	54	1	56
1	= -	1	
1 1	FASTCHESTER ARB - 5/4/17	1 1	FASTCHESTER ARB - 5/4/17
1 2	EASTCHESTER ARB - 5/4/17 is?	1 2	EASTCHESTER ARB - 5/4/17 board?
2	is?	2 3	board?
	is? MR. MAIORANO: It's the same thing,	2	board? MR. MAIORANO: Yes, material board and
2 3	is?	2 3	board? MR. MAIORANO: Yes, material board and then the brick as well. The picture shows more
2 3 4	is? MR. MAIORANO: It's the same thing, it's a Therma Tru composite wood grain overlay	2 3 4	board? MR. MAIORANO: Yes, material board and
2 3 4 5	is? MR. MAIORANO: It's the same thing, it's a Therma Tru composite wood grain overlay door that can be stained as well.	2 3 4 5	MR. MAIORANO: Yes, material board and then the brick as well. The picture shows more or less a good idea of the colors in contrast
2 3 4 5 6	is? MR. MAIORANO: It's the same thing, it's a Therma Tru composite wood grain overlay door that can be stained as well. THE CHAIRPERSON: So this is	2 3 4 5 6	MR. MAIORANO: Yes, material board and then the brick as well. The picture shows more or less a good idea of the colors in contrast with the brick.
2 3 4 5 6 7	is? MR. MAIORANO: It's the same thing, it's a Therma Tru composite wood grain overlay door that can be stained as well. THE CHAIRPERSON: So this is completely new construction; yes?	2 3 4 5 6 7	MR. MAIORANO: Yes, material board and then the brick as well. The picture shows more or less a good idea of the colors in contrast with the brick. THE CHAIRPERSON: That is the brick?
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	61		63
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	have two tier stone retaining walls with	2	MR. MAIORANO: Okay, across the rear
3	landscaping buffers inside of the walls,	3	property.
4	they're 4 feet high, and they'll step back	4	MS. UHLE: You don't have to do the
5	inside the left portion of the property and it	5	whole property but just, you know, from the
6	goes into the grade.	6	adjacent property through the two walls.
7	ROHIT: Gotcha. So from my side I see	7	MR. MAIORANO: Both ways pretty much?
8	two step 4 feet walls?	8	MS. UHLE: Both ways, yes.
9	MR. MAIORANO: Yes, with landscaping	9	MR. MAIORANO: It's almost the same
10	in between the two walls.	10	both ways, but to get an idea
11	MS. NEMECEK: And what are those walls	11	MS. UHLE: Okay. So that's fine, yes.
12	made out of?	12	ROHIT: Thank you.
13	MR. MAIORANO: It's a stone retaining	13	THE CHAIRPERSON: Thank you. Thank
14	wall, natural stone retaining wall.	14	you for coming. So is there anyone else here
15	ROHIT: So in this rendering the wall	15	to speak for this application?
16	is like right here?	16	(No comments.)
17	MR. MAIORANO: Exactly.	17	THE CHAIRPERSON: So I would like to
18	MS. UHLE: Adamo, could you	18	make a motion to close the public hearing for
19	actually, the resident should ask the questions	19	Application 17-16.
20	to the board, and then if you answer you're	20	MR. GARCIA-BOU: Second.
21	doing fine Adamo, if you could answer into	21	THE CHAIRPERSON: All in favor.
22	the microphone. You're kind of having a	22 23	(All aye.) THE CHAIRPERSON: And then we would
23	personal conversation the rest of us can't hear. You can answer his questions but into	24	like to move it along, yes, to the Planning
24	the microphone so that we understand it too.	25	Board?
25	DINA M. MORGAN, REPORTER	20	DINA M. MORGAN, REPORTER
	DITA III. IIIOTOATI, ILLI OTTILA		
	62		64
1	62 EASTCHESTER ARB - 5/4/17	1	64 EASTCHESTER ARB - 5/4/17
1 2	EASTCHESTER ARB - 5/4/17	1 2	
1 2 3	EASTCHESTER ARB - 5/4/17 MR. MAIORANO: If you're understanding	'	EASTCHESTER ARB - 5/4/17
2	EASTCHESTER ARB - 5/4/17	2	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: Yes.
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2 3 4 5	EASTCHESTER ARB - 5/4/17 MR. MAIORANO: If you're understanding what's going on, we're trying to raise the grade so it's not as you know, it will drop about 4 feet down but there will be two 4 foot	2 3 4 5	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: Yes. THE CHAIRPERSON: So I would like to make a motion to move Application 17-16 along to the Planning Board with a recommendation
2 3 4 5 6	EASTCHESTER ARB - 5/4/17 MR. MAIORANO: If you're understanding what's going on, we're trying to raise the grade so it's not as you know, it will drop about 4 feet down but there will be two 4 foot high stacked retaining walls in the back of	2 3 4 5 6	EASTCHESTER ARB - 5/4/17 MR. GARCIA-BOU: Yes. THE CHAIRPERSON: So I would like to make a motion to move Application 17-16 along to the Planning Board with a recommendation that they create a cross section plan regarding that for the use of the board and the neighbors. Was there anything else, Margaret?
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68

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2 was completed which was not included in that

previous application. The work that needs to 3

- be legalized is a one story addition at the
- rear of the property behind the existing
- kitchen, highlighted with this hatch here, and 6
- 7 some concrete block walls that were built along
- the property line on the side and the rear on
- the second story. 9

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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

deteriorating roof structure. So during the 14

course of construction, concrete block walls 15

were built up and a roof was built over that 16

17 space to create a dry interior storage area. On the second story, concrete block walls were 18

built along the side and rear property lines to 19

20 better conceal some of the rooftop equipment.

So the work that we're asking to 21

22 legalize also required a referral to the Zoning

Board, and we did present to the Zoning Board

and area variances were granted on April 13th,

2017 for the following variances: The first

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was for a rear yard setback, the second was the

first side yard setback, the third was for the 3

second side yard setback, the fourth was for

the principal building coverage, and the fifth 5

was for the number of off-street parking 6

7 spaces. These five variances were also

required for the approval in 2015 and they were

increased slightly this time again. 9

In addition, we are requesting

approval for the as-built front elevation,

12 which was changed from the previously approved

application. I've submitted elevations of the

previously approved design and the proposed. 14

15 So some of the changes that were made were the

16 existing ground floor we originally were

proposing to move the entrance to the center of 17

the facade, that was not done, but all the 18

windows and doors on the lower floor were 19

changed and replaced but the locations were not 20

21 changed. Also, the height of the building was

increased by 2 feet because of the additional 22

23 duct work that had to be placed up at the

24 second floor level, and the windows that were

installed above the folding glass doors were

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2 smaller in height than the previously approved.

3 The decorative cornice has not been installed,

but based on the comments that we received from

both the Planning Board and the Zoning Board,

the cornice will be installed after the review.

7 What we did with the cornice was we expanded

the height of the cornice, and I did submit a

detail of the approved portion of the cornice 9

10 with the expansion. The reason we've expanded

it was to -- because it needed to be expanded 11

12 to make up for the additional height increase

between the top of the windows and the top of 13

the parapet wall just to minimize the amount of 14

wall space above those upper windows. I've 15

submitted photographs of the existing facade,

17 and you can see the amount of wall space that's

there today without the cornice. So I think 18

19 the cornice will help bring that scale back

20 down and reduce that height. The colors will

all be the same as what's there today, which 21

22 was previously approved as the gray. The

23 lighter gray in the panels and the darker gray

for the trim work. At the back --24

THE CHAIRPERSON: That's not brown,

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EASTCHESTER ARB - 5/4/17

2 it's gray?

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MR. IANNACITO: I'm sorry.

THE CHAIRPERSON: It's not brown, it's 4

gray? 5

6 MR. IANNACITO: It's a gray; right?

MR. HYNES: On the main body is gray

and on the cornice and on the trim it's brown.

MR. IANNACITO: Oh, it is. So it's

brown. Okay. Then on the rear, the concrete 10

block -- right now they're not completely 11

finished because the work was stopped before 12

they had an opportunity to finish it, so they

will go back and align the tops of the walls 14

that had been completed and those walls will be 15

stuccoed to match the rest of the building. 16

MS. NEMECEK: Will the lights be

replaced too?

19 MR. IANNACITO: Yes. We're going to go back to the original approved lights. 20

21 Currently, they're a little different than what

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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	69		71
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	MR. IANNACITO: The signage panel has	2	to move windows and doors. I know the
3	lights that shoot down	3	applicant will tell you that that creates
4	MS. NEMECEK: Okay.	4	problems for them internally if they start
5	MR. IANNACITO Onto the stone facade	5	doing that because of
6	and those are there.	6	THE CHAIRPERSON: Duct work?
7	MS. NEMECEK: Okay.	7	MS. UHLE: And seating areas and, you
8	MR. IANNACITO: So I think from what	8	know, that kind of thing.
9	it is today and with the expanded cornice that	9	MR. IANNACITO: Also, if you look at
10	we're proposing, I think we get pretty close to	10	the photographs of the current facade today,
11	what the original facade was when you look at	11	there are no divided lights in all the windows
12	them side by side. We've gotten it back to	12	on the second and upper floors, and we will be
13	pretty much what it was except for that front	13	adding divided lights to all the doors. Those
14	entrance not being centered on the facade.	14	will be permanently adhered to the glass.
15	THE CHAIRPERSON: Do you know what the	15	MS. UHLE: And putting the chunkier
16	projection was on the original of the cornice,	16	cornice and adding the bigger lights.
17	like that whole piece on the top?	17	THE CHAIRPERSON: And windows, yes,
18	MR. IANNACITO: Yes. It's noted here	18	the divided lights?
19	that the projection was originally it was	19	MR. IANNACITO: Yes, divided lights on
20	1 foot 8. It's dimensioned 1 foot 8 and	20	the doors and the windows, yes.
21	3 quarters, and it's being increased to 2 foot	21	MR. LUCA: On the exterior?
22	6. It's being pulled out to create some	22	MR. IANNACITO: Exterior and interior.
23	more	23	They'll have to glue them on to the glass. The
24	THE CHAIRPERSON: I'm sorry, where are	24	manufacturer does that either with a spacer bar
25	you pulling that number from, the 1 foot	25	or without. These won't have spacer bars,
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	70	1	70
1	70 EASTCHESTED ARR 5/4/17	1	72 EASTCHESTER ARR - 5/4/17
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	73		75
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	MR. IANNACITO: I think they've been	2	nice look.
3	changed since that photograph has been taken.	3	THE CHAIRPERSON: Well, it's better
4	MS. UHLE: Oh, okay.	4	than what's there now, that's for sure, the new
5	MR. IANNACITO: They're dark now.	5	proposed, but kind of frustrating when these
6	MS. UHLE: They're dark now. Okay.	6	situations come about where, you know, you
7	So they match the brown, not the green?	7	don't follow what you said you were going to do
8	MR. IANNACITO: They match, yes. That	8	in the first place without seeking some sort of
9	photograph was taken probably when we first	9	a change from the board at least before the
10	started this with the Planning Board. I can	10	fact rather than after.
11	get an updated photo for the Planning Board.	11	Any other comments?
12	MS. UHLE: Are the railings changing	12	MS. UHLE: I have a question and
13	as well or those are the same railings outside	13	comment. Did you explain exactly what's
14	of the windows on the second floor?	14	happening that's the back, so you did
15	MR. IANNACITO: I'm not sure if the	15	mention that. That's going to be all stucco?
16	did they have that little space? Let me look	16	MR. IANNACITO: Yes. So the walls right now are not completely finished so they
17	at the picture. They probably don't have that	17 18	go up and down if you look at the photographs.
18 19	extra divided piece on the top. MR. GARCIA-BOU: The railings are	19	So the top of the wall will be taken straight
20	different than	20	across and continuous and then stuccoed to
21	THE CHAIRPERSON: Than the proposed.	21	match the rest of the building.
22	MR. GARCIA-BOU: Than the proposed.	22	MS. UHLE: And then this is more of a
23	MR. IANNACITO: Yes, they don't have	23	Planning Board, but did you talk to the
24	the this line here.	24	veterans about the issue with the drainage
25	MS. UHLE: The flare in them.	25	between the buildings? Do you remember I had
			-
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
_	DINA M. MORGAN, REPORTER 74		76
1	74 EASTCHESTER ARB - 5/4/17	1	76 EASTCHESTER ARB - 5/4/17
1 2	EASTCHESTER ARB - 5/4/17 MS. NEMECEK: Also, in this photo it	1 2	EASTCHESTER ARB - 5/4/17 mentioned that to you?
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MR. IANNACITO: Yes, the flare is a

DINA M. MORGAN, REPORTER

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MR. HYNES: Yes, the electrical feed.

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.	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
:	MR. GARCIA-BOU: The electrical feed.	2	(No comments.)
;	MR. IANNACITO: Oh, those two pipes	3	THE CHAIRPERSON: Then we will make a
4	along by the side of the door there on this	4	motion to close the public hearing for
1	s side?	5	Application 17-02.
(MR. GARCIA-BOU: Yes.	6	MR. GARCIA-BOU: Second.
1 7	MR. IANNACITO: Yes, that's the	7	THE CHAIRPERSON: All in favor.
1 8	electric coming in. I mean, those can be	8	(All aye.)
9	painted. I'm not sure, where does the wire	9	THE CHAIRPERSON: So this is
10	the wire comes from underground and then it	10	acceptable or not to the board?
11	shoots up there?	11	MS. NEMECEK: I'm not keen on the
12	MS. UHLE: When the utilities were put	12	bowed railing. I think the straight one looks
1:	underground a few years ago, unfortunately	13	better. I'm looking forward to seeing the
14	that's how the utility came in and connected to	14	bigger lights, because those tiny lights are
11	all the buildings.	15	really too tiny.
16	MR. IANNACITO: That was there. They	16	THE CHAIRPERSON: Is that what you're
17	didn't do that for this application. That was	17	proposing?
18	there before we did these renovations.	18	MR. IANNACITO: We're going to go back
19	MR. GARCIA-BOU: Maybe you should do	19	to the original.
20	something with them, paint them or something.	20	THE CHAIRPERSON: Original Lighting?
2	MR. IANNACITO: Yes, we can paint	21	MR. IANNACITO: Approved lighting,
22		22	yes.
2:	THE CHAIRPERSON: Those are all over	23	THE CHAIRPERSON: I also just have one
24	Route 22.	24	comment regarding the railing and some of the
2		25	things that I see here. I know this is an old
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	78	}	80
1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
	THE CHAIRPERSON: It's like so	2	photo, but there's like banners up there and
;	, , , , , , , , , , , , , , , , , , , ,	3	stuff. Those kinds of things are not something
1 1	dien dien jede meete in need i	4	you could just throw up whenever you please. I
	, ,	5	know many businesses in town do it. Sometimes
	who just kind of do whatever they want. They	6	they get violations from the sign enforcer,
	don't have to get access to buildings, so	7	sometimes not, but we really would appreciate
		8	it if you didn't do that without some sort of there's permits for temporary signage and
13	37	10	obviously permits for your regular signage. So
1		11	please try to honor that and, you know, don't
1:		12	put anything up there that has not received a
1:		13	permit for it because it just looks kind of
1/1/		14	straggly. Then what happens, too, is sometimes
11	-	15	people just leave them up for so long they
10		16	start to fall apart. Temporary is temporary.
1		17	There is a time limit and there is a size limit
18		18	in what you could do. The sign enforcer can
19		19	give you permits for the temporary ones, you
20		20	don't have to come before the sign committee to
2		21	do that so it's not like it takes a long time,
2		22	but just try to stick with that. I do also
2		23	prefer the originally proposed railings.
2		24	MS. NEMECEK: And also on your
2		25	proposed facade there seems to be like a
1			DIVIA M MODOAN DEDCETED

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1	EASTCHESTER ARB - 5/4/17	1	EASTCHESTER ARB - 5/4/17
2	framing that's not in the approved.	2	go by.
3	MR. IANNACITO: The framing is there	3	All right, so our consensus then is to
4	now.	4	change the railings, change the lights as you
5	THE CHAIRPERSON: The framing is there	5	have proposed to go back to the old ones.
6	now.	6	MS. UHLE: Basically you're approving
7	MR. IANNACITO: We were planning to	7	exactly what's being shown on this drawing.
8	leave that, and that would become the lowest	8	MR. IANNACITO: Basically the things I
9	portion of the cornice here.	9	have is, I have a note about painting those
10	MS. NEMECEK: I guess it will fit	10	utility lines, address the flashing at the
11	better when you have the cornice on. I don't	11	adjacent property, and update the photos.
12	like the bowed railing. I think it looks a lot	12	MS. UHLE: Then otherwise just submit
13	cleaner with the straight.	13	the drawings you have.
14	MR. GARCIA-BOU: The bowed railing	14	MR. IANNACITO: The railings are going
15	looks a lot more residential than commercial.	15	to stay just like that.
16	MR. IANNACITO: Okay. So we'll leave	16	THE CHAIRPERSON: And the railings go
17	the railing the way it is.	17	back to the proposed.
18	MS, NEMECEK: And now	18	MS. UHLE: What we're getting confused
19	MR. IANNACITO: I mean as it was	19	about is the drawings
20	approved.	20	THE CHAIRPERSON: What's on the
21	THE CHAIRPERSON: As it was approved.	21	drawings, not what's on the photo.
22	MR. IANNACITO: So I don't have to	22	So I would like to make a motion to
23	revise my drawing, which is great.	23	send along Application 17-02 along to the
24	MS. NEMECEK: Even though it's painted	24	Planning Board with a recommendation for
25	green in the photo, they've been painted now	25	approval with those conditions met.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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	EASTCHESTER ARB - 5/4/17	-	EASTCHESTER ARB - 5/4/17
1 2 3	EASTCHESTER ARB - 5/4/17 the brown to match the framing trim?	1 2 3	
2	EASTCHESTER ARB - 5/4/17	2	EASTCHESTER ARB - 5/4/17 MS. NEMECEK: Second. THE CHAIRPERSON: All in favor.
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2 3 4	EASTCHESTER ARB - 5/4/17 the brown to match the framing trim? MR. IANNACITO: Painted green? MS. NEMECEK: The windows and doors. MR. IANNACITO: They've all been	2 3 4	EASTCHESTER ARB - 5/4/17 MS. NEMECEK: Second. THE CHAIRPERSON: All in favor.
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that agenda item.

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MALE SPEAKER: There is some confusion in the neighborhood, because they moved in a

backhoe yesterday on the property, they're

- telling people they're going to start digging 6
- 7 tomorrow, and they've already had the
- backhoe -- I think this is the third time
- they've had the backhoe on the property. So
- there is a lot of confusion between the 10
- neighbors in the neighborhood. There is a lot 11
- 12 of concern about the building itself being a
- multi-family given the traffic concerns in 13
- Waverly, given that what we're dealing with 14
- 15 down on Marbledale, on Jackson, it's like
- living in a war zone with all the construction 16 17

going on.

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MS. UHLE: My understanding, and the building inspector can explain more, was that

with regard to any excavation that's going on

- 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. 25

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MALE SPEAKER: Do they have a permit

to excavate? 3

MR. KING: They do. 30 days.

MALE SPEAKER: Did they have a permit

to excavate when they started? 6

MR. KING: They got the permit

yesterday or today.

MALE SPEAKER: Before that there was

no permit, so the digging they did --10

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

12 done.

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

17 investigate. As Mr. King said, I guess he

18 issued a permit to allow them to do some

- exploratory excavation with regard to rock. 19
- 20 They are required for any new construction to
- 21 do deep hole tests, which is to address storm
- 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. 25

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- 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
- 5 proposing a two family house. The reason that
- it was adjourned from this, the applicant 6
- 7 submitted an application, they notified
- 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 15 posted the agenda, it was adjourned from the
- day we posted the agenda when we realized that 16
- the information was not sufficient. So the 17
- 18 best case scenario for them is they'll be on
- the next agenda here, which is June 1st. That 19
- would be a public hearing, and then if all went 20
- 21 well here, they go to the Planning Board where
 - 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
- 25 use, though, so it's going to be difficult to

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2 deny the use itself.

3 MALE SPEAKER: As far as the

footprint, it's the same owner that has 19 4

Hall --5

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MS. UHLE: Yes.

7 MALE SPEAKER: Have they shown you

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

11 MS. UHLE: Anyone is welcome to come

and look in the Building Department at what 12 13

they submitted. Let's see, the address was

listed as 10 Morgan, so it's fronting on Morgan 14 Street, what they're proposing. The location

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of the footprint, the location of curb cuts, 16

17 etcetera, that could be modified by both this

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

24 concern in the neighborhood as to how the

architecture of the facade --25

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