

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 1st, 2017

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

BOARD MEMBERS IN ATTENDANCE:

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

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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THE CHAIRPERSON: Okay.

MR. MCINTYRE: I make a motion we approve those meetings minutes from February.

THE CHAIRPERSON: Second that.

MR. MCINTYRE: All in favor.

THE CHAIRPERSON: Aye.

MS. NEMECEK: Aye.

MR. MCINTYRE: Aye.

THE CHAIRPERSON: Then for the approval of the May minutes --

MS. UHLE: Everyone except Enda.

THE CHAIRPERSON: So I'll make a motion to approve the minutes.

MS. NEMECEK: I'll second.

THE CHAIRPERSON: All in favor.

MR. GARCIA-BOA: Aye.

THE CHAIRPERSON: Aye.

MS. NEMECEK: Aye.

THE CHAIRPERSON: Very good. On to our first application. First application is Application 17-17, 10 Morgan Street.

MS. TOMISAKI: Hi. So this project is by --

THE CHAIRPERSON: If you would just

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THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting of June 1st, 2017. If you would, please, all rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, if you could call the roll.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

THE CHAIRPERSON: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca is not able to make it here this evening.

THE CHAIRPERSON: First application -- well, actually, we have some minutes to approve from February and from May. The February, I'm not sure who was there.

MS. UHLE: You, Enda, and Jennifer.

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introduce yourself, please.

MS. TOMISAKI: My name is Paula Tomisaki. I work with John Cotugno. He is the architect designing this project. The house that we are presenting here is a two and a half story, two family new residence.

The proposal of this house what it is designed -- sorry, I'll --

THE CHAIRPERSON: Can you take the mic with you if you're moving over? Just remove it from there.

MS. TOMISAKI: Sure. Okay. So the design is basically one building where we are dividing the two residence units here. Each has its own garage. In the site line, you can see also they have their own like outdoor parking space and like areas to maneuver. We have only one driveway entrance from the street to this property. Each unit has two bedrooms -- each residence has three bedrooms and three bathrooms.

The materials that we are proposing is a asphalt shingle roof. So I brought here an example for you to see what type of material we

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1 are looking at for the roof. For the siding,
2 we are proposing HardiePlank in white colors.
3 All the windows are double hung Andersen also
4 in the color white. We are proposing a wood
5 like walnut mahogany door for the front and the
6 garage doors. We brought some -- let me see if
7 there is something in the notes.

8 The home was designed to comply with
9 all the zoning regulations for the R-3 zone.
10 The lot is 8,535 square feet. As I mentioned,
11 like we are planning to use as the siding the
12 clad 6 inch exposed HardiePlank off white with
13 AZEK white trim. We are also proposing some
14 details in the lower area, the lower part of
15 the front of the elevation, here, here, a stone
16 detail. For that we are proposing the use of a
17 Yonkers stone like in like grayish warm tone.
18 The site engineer is Gabriel E. Senor, a
19 private company, and the landscape architect is
20 Robert Sherwood. The design for the landscape
21 specifies a variety of evergreen shrubs and
22 trees for the property ranging from 2 feet to
23 8 feet tall. The property slopes from the rear
24 to the front of the house, which is currently

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1 terraced with a substantial ledge rock.
2 For the stone water management system
3 utilizes on-site retention via shallow dry
4 wells with overflow to town sewer system.

5 So this is like the proposal. The
6 houses that are pictured here are the
7 neighboring houses. So we were trying to make
8 a proposal that will blend with its
9 surroundings.

10 THE CHAIRPERSON: Is it possible for
11 you to lift that because we're not really
12 seeing it very well? Just lift it up. I don't
13 know if -- maybe you can help her to lift it so
14 that it's still visible by the audience.
15 That's better. Okay.

16 You said something about the landscape
17 design; is there a rendering of the landscape
18 design?

19 MS. TOMISAKI: No. Honestly, this is
20 the information that I received for the
21 project. We only have like locations of the
22 trees, extensions of the existing retention
23 walls that are already on the sides. Basically
24 this is going to be the location of the plants

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1 that are proposed right now.

2 THE CHAIRPERSON: So, Margaret, that
3 goes --

4 MS. UHLE: The full landscape plan
5 goes to the Planning Board, and the same with
6 the storm water management plan.

7 THE CHAIRPERSON: With the ARB's
8 objection again.

9 MS. UHLE: About the landscape plans?

10 THE CHAIRPERSON: Not being submitted
11 to us.

12 MS. UHLE: Well, you and I could
13 discuss that because that's not fair to
14 applicants. It's really a site plan issue and
15 you and I will discuss that.

16 THE CHAIRPERSON: Absolutely. No
17 problem.

18 I know that in the notes to this
19 project -- it says that the maximum height of
20 32 feet is permitted and it goes by the average
21 of the corners, and, of course, the corners are
22 dropped down to make the corners lower.

23 MS. UHLE: No, I think it's really
24 because of the grades on the site. With regard

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1 to height, in this case they're sort of
2 benefiting -- if you consider it that -- from
3 the fact that the elevations at the rear are
4 very high so -- I mean the grade is high, so
5 that averages it out.

6 MS. TOMISAKI: The height difference
7 between the back and the front is a lot.

8 MS. UHLE: It's kind of the opposite
9 of the houses on Lake Shore Drive, all look
10 like they have a low profile but from the back
11 they look very tall, and this because the slope
12 is going in the other direction is sort of the
13 reverse of that.

14 THE CHAIRPERSON: In actuality, even
15 if you took the highest point of the building,
16 which is 33, that is only a foot above the
17 maximum required.

18 MS. UHLE: The maximum permitted is
19 33 feet as an average.

20 THE CHAIRPERSON: 32.

21 MS. UHLE: 33 to the top of the ridge
22 and 22 to the principal eve. Did we put 32
23 there?

24 THE CHAIRPERSON: Yes, it says 32.

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MS. UHLE: It should say 33 feet.

That's my mistake.

THE CHAIRPERSON: It kind of fits into that any way. So it doesn't -- it's no taller than I think it would be if --

MS. UHLE: If you look at the street-scape elevation, it looks like it fits into -- I mean, it looks approximately the same height.

MR. GARCIA-BOU: Which photograph is the project site? Do you have a photograph of the site.

MS. TOMISAKI: It was not submitted? The site right now is currently empty. There is no property there. On this side are the retention walls and this was the back part of the wall that extends to the street. So it was subdivided. So right now there is a shed in this corner of the lot but nothing else.

MR. MCINTYRE: So is this actually a corner lot now?

MS. TOMISAKI: No. There is a house on both sides and the house on the left side is the corner house.

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MR. MCINTYRE: So just to look at the zoning map and where your property is circled --

MS. TOMISAKI: Do you mind if I go there?

MR. MCINTYRE: Of course. Yes. We just want to know --

MS. UHLE: Also, if you look at the zoning --

MR. MCINTYRE: So it's the one in, right. It's the one in.

MS. TOMISAKI: The circle is not accurate. It's on Morgan Street there is a house here, house here, and this lot is the one that was subdivided.

MR. MCINTYRE: So you're really melding two lots that touched together into one lot?

MS. TOMISAKI: The first one is, I think, too small to like qualify for a residential. The owner is the same for both lots, so he subdivided in order to be able to build a house.

MR. MCINTYRE: I got you. Thank you.

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MS. UHLE: Enda, I think I didn't realize they didn't submit an existing condition photo because I've been by it so many times and I've also looked at it on Google Earth, but if you look at the survey, that kind of gives you a good sense of what's there, which is basically a garage, stone I think parking area, and then a bunch of retaining walls. It's actually pretty overgrown with vegetation as well.

MS. TOMISAKI: Yes.

THE CHAIRPERSON: The survey is --

MS. UHLE: It's one of the 11 by 17 sheets.

THE CHAIRPERSON: Okay.

MS. UHLE: In the future, you should always make sure even if it's a vacant lot, that you have some pictures of the lot. Thank you. Mention that to John.

MR. MCINTYRE: So obviously the home that's being proposed or the two family home that's being proposed, has there been any sort of borings or probes done on site as to what the rear of the property is to excavate and put

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in this basement which is at least -- or first floor which is at least 6 foot below grade?

MS. TOMISAKI: Yes. I think that level is only proposed in the garage on the front and just the storage space. The slope from the back to the front is actually a high pitch. The lower level is going to be just for storage and garage space.

MS. UHLE: The applicant did receive a permit to do some work on the site simply to determine the location of rock on the site.

MS. TOMISAKI: Yes.

MR. MCINTYRE: So the first floor plan --

MR. GARCIA-BOU: You don't have no basement.

MS. TOMISAKI: No, no basement.

MR. GARCIA-BOU: The garage door, what kind of material is that?

MS. TOMISAKI: We are proposing a wood finish. It will be like pine finish in like a dark color like walnut. We're hoping because the stone has like a bluish warm color, that will match the wood of the color of the doors

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2 and garage doors and front doors. The garage
3 doors are so big.

4 MS. NEMECEK: Do you have the material
5 samples?

6 MS. TOMISAKI: I don't. I only just
7 have the samples for the roof. The rest of the
8 siding and the trim, everything is going to be
9 white with the gray shingles on the roof and
10 then some of the gray will catch on the stone
11 on the bottom and the wooden doors.

12 MS. NEMECEK: So you only brought a
13 sample of the roof?

14 MS. TOMISAKI: Yes.

15 THE CHAIRPERSON: Margaret, were there
16 any questions that you received from the
17 neighbors or anything else?

18 MS. UHLE: No, not that were relevant
19 to the architecture.

20 THE CHAIRPERSON: Open it up to the
21 public hearing?

22 MR. MCINTYRE: Yes.

23 THE CHAIRPERSON: I would like to make
24 a motion to open up Application 17-17 for a
25 public meeting.

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2 MR. MCINTYRE: Second that.

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

5 THE CHAIRPERSON: Anybody here that
6 wanted to talk about this application?

7 MS. UHLE: 10 Morgan Street.

8 THE CHAIRPERSON: 10 Morgan Street.
9 (No comments.)

10 THE CHAIRPERSON: And we will close
11 the public hearing. I make a motion to close
12 the public hearing for Application 17-17.

13 MS. NEMECEK: Second.

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

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

18 MS. NEMECEK: Aesthetically I find the
19 center window in the hallway a little too
20 small. It just looks a little weak, and it
21 doesn't quite look like one house, and it
22 doesn't look like two family either. It's kind
23 of in between, which is okay, but that window
24 in the center is kind of throwing it off. It's
25 not quite in the right scale. It would have

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2 helped if we had some material samples of the
3 stone and of the siding so we could really take
4 a look, because the gray and the brown to me
5 right from here doesn't look put together.

6 Also, I see there's going to be a
7 retaining wall that's going to be in front of
8 those garage doors; what material will that be?

9 MS. TOMISAKI: That's already stone.
10 I'm sorry that I didn't bring the site
11 pictures. I didn't know I had to bring them.

12 Already the front of the house here has all
13 this stone, all this stone. What we are
14 proposing was to try to tie already the look
15 that we have with the stone. This is all
16 existing.

17 THE CHAIRPERSON: That window in the
18 center, that belongs to one of them, right, it
19 doesn't belong to -- because of the stairway
20 there?

21 MS. TOMISAKI: Yes. We have a hall in
22 there, so we could have a central window. It's
23 just to give natural light to that space.

24 Going above that, we have a closet space.

25 MS. NEMECEK: Even if you had an oval

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2 or something. It just seems very weak and
3 tiny, especially above that portico. Is there
4 going to be lighting as well? Lighting?

5 MS. TOMISAKI: Yes.

6 MS. NEMECEK: You don't have any
7 samples of the lighting?

8 MS. TOMISAKI: No. I'm sorry, this is
9 my first time being here, I didn't know that I
10 needed to bring that. In Scarsdale they make
11 you remove the lights, so I didn't know to
12 bring the lighting. So I'm learning.

13 MR. MCINTYRE: Forget Scarsdale, it's
14 crazy up there.

15 MS. NEMECEK: So there's not going to
16 be any walkway to that front door, it's just
17 going to be all driveway; what material will
18 that be?

19 MS. TOMISAKI: Asphalt. Originally,
20 the driveway was going to be gravel, but it was
21 not approved. They said we couldn't do that in
22 Eastchester. So that's why we were trying to
23 leave some edges next to both entrances of
24 grass.

25 MS. NEMECEK: Aesthetically, you might

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1 want to put a little like semi demi moon or,
2 you know, half circle paver at the entrance
3 just to break it up so it's not just going from
4 driveway to stair.

5 MS. UHLE: On the plan they do show a
6 walkway here.

7 MS. NEMECEK: I don't see it on that
8 from here, any way, on that little
9 illustration. You have the plan illustration
10 that's colored, I can't see anything.

11 THE CHAIRPERSON: This area here?

12 MS. NEMECEK: This is where the steps
13 are. I'm not quite sure. Is that where the
14 portico steps are?

15 THE CHAIRPERSON: It's a covered walk
16 essentially? This is the portico. What is
17 that walk?

18 MS. TOMISAKI: It's this and this.
19 (Indicating.)

20 THE CHAIRPERSON: The patio and the
21 walk?

22 MS. TOMISAKI: Yes.

23 MR. MCINTYRE: I'm trying to wrap my
24 head around, I guess, the front elevation. I

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1 think the rear elevation, to me, I think looks
2 better than the front elevation. I agree with
3 some of my colleagues' comments regarding the
4 small, little window above the -- above the
5 front porch. I think it just -- it looks very
6 sort of vertical this house and sort of
7 elongated in a sort of vertical way. I think,
8 again, with the double garage doors or the
9 garage doors either side I think -- just as a
10 matter of interest like this is a two family
11 home, any reason it's not a one family home?
12 Is this going to be a rental property or is it
13 going to be for sale?

14 MS. TOMISAKI: I don't know. The
15 owner of this property just requested this.

16 MR. MCINTYRE: Yes, I understand.

17 MS. TOMISAKI: We didn't go into the
18 reason.

19 MR. MCINTYRE: Nor, I'm sure, would
20 you. I think the architecture and, you know,
21 form follows function, your design is directly
22 a derivative of the fact that this is two homes
23 in one home. You know, the front of it is
24 38 feet, it's not tremendously wide, the fact

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1 that it's broken up into, you know, almost 12
2 or 15 feet per home and everything is a
3 derivative of that. I think if you look at the
4 rear elevation, it's got more balance than the
5 front elevation, right, because it's more
6 symmetrical. I don't know whether you could do
7 something where you can make this look like
8 it's more of a one family home as opposed to
9 a -- you know, two homes melded together. I
10 think the site is somewhat -- I guess it is
11 what is. It's a undulating site. Again, I
12 think it's creative, if I may use that word, in
13 terms of how this application is presented. I
14 just think that certain developments that have
15 come before this board and through right of way
16 have been passed on to the Planning Board, I
17 think in retrospect you look at them and think,
18 wow, I'm not sure how that came to pass. I'm a
19 little perplexed as to, you know, what this
20 looks like. Obviously, you know, you're doing
21 the best you can based on what's been asked of
22 you, but I'm not sure I can -- that I have all
23 the answers in front of me based on what we're
24 looking at that I feel that this is -- you

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1 know, this looks good to me so I can be
2 comfortable sort of passing this along. I'm
3 just not sure that this front elevation and,
4 you know, what's being proposed here, you know,
5 fulfills my role as a member of this board
6 where I think this is going to look good if it
7 was built the way it's presently presented.
8 That's my opinion.

9 MS. UHLE: I just want to clarify a
10 couple of things, Enda. Partially, it's not
11 having a the material samples. I think that's
12 part of it. Also, is it primarily this central
13 area that you're talking about?

14 MR. MCINTYRE: Yes.

15 MS. UHLE: I definitely understand the
16 issue with the window, but I think even some of
17 the lack of detailing over the door or maybe
18 within that center area --

19 MS. NEMECEK: We're kind of guessing.
20 We have to use our imagination, well, it's
21 going to be kind of gray, and it's going to be
22 a darker gray, it's going to match a retaining
23 wall that exists. It's too many gaps that we
24 have to kind of fill in with our imagination.

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1 If we had the material, we could say, well,
2 that looks kind of cool and this looks pretty
3 good and maybe when you put it all together it
4 will be great. Between the monolithic front
5 and the lack of materials, it's just not
6 enough.

7 MS. UHLE: And I think bringing the
8 materials, that's sort of an easy condition to
9 satisfy, but then it sounds like you're saying
10 to work on the front elevation additionally to
11 provide more interest.

12 MR. MCINTYRE: Well, I think everybody
13 is saying that.

14 MS. UHLE: Well, that's what I meant.
15 When I said, you, I meant all of you, you all.

16 MS. NEMECEK: Even if there was a
17 light fixture shown, that would have even
18 helped. Are you going to have a center light
19 fixture; are you going to have one flanking
20 each side of the door. Even that would bring
21 some kind of interest so we don't have to say,
22 well, it will look nice if.

23 THE CHAIRPERSON: Surely, Mr. Cotugno
24 knows what's supposed to be there. The

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1 street-scape, we did receive a copy of that.
2 Do you have a larger version of the
3 street-scape?

4 MS. TOMISAKI: I think the one I
5 received was a small one. John wanted to be
6 here, but he is traveling. This is the one I
7 have.

8 MR. MCINTYRE: But the other thing, I
9 think everybody just needs to fully understand
10 the topography of the site, because -- you
11 know, I'm not sure that's really --

12 THE CHAIRPERSON: It slopes.

13 MR. MCINTYRE: Yes, it slopes
14 excessively. From the front wall of the house
15 to the, you know, back corner of the house,
16 it's at least a 6 foot grade differential. So
17 what is that in degrees, like 30 degrees? 20,
18 30 degrees?

19 THE CHAIRPERSON: If you look on the
20 plan, you will see it.

21 MR. MCINTYRE: So, in essence, you're
22 carving out, you know, the footprint of this
23 house to fit in that sloped site.

24 MR. GARCIA-BOU: I also would like to

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1 see more details on the entrance portico,
2 especially at the roof and the arched area. I
3 would like to see what's going on with that in
4 terms of details.

5 MS. NEMECEK: Can I see just the plan
6 rendering that you have up on the board? Can I
7 just take a quick look at that? Thanks.

8 THE CHAIRPERSON: Margaret, in a new
9 home is the 3D rendering --

10 MS. UHLE: It's not required.

11 THE CHAIRPERSON: -- not required?

12 MS. UHLE: No.

13 MR. MCINTYRE: Like I'm sure you're
14 not going to be able to put any dry wells on
15 the site with all the rock?

16 MS. UHLE: Well, again, we have an
17 engineer that's going to be reviewing that. So
18 I'm not sure how they're proposing to do the
19 storm water management plan. We have our
20 engineer witness deep hole tests and perc
21 tests. They're required to submit a full storm
22 water management plan that will be reviewed by
23 our civil engineer.

24 MR. GARCIA-BOU: Is there a location

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1 where the mechanical units are going?

2 MR. MCINTYRE: So, can I ask a
3 question? Sorry. What's the dimension from
4 the back patio retaining wall to the edge of
5 the property, what's that dimension? It's
6 probably like around 12 feet. It's probably
7 like around 10 or 12 feet; right? Like that
8 dimension there. Just to try to get a sense of
9 what this site is going to look like. So based
10 on the grade levels on your topographical site
11 plan, from this point right here to the top of
12 my retaining wall, right, your patio elevation,
13 there is a 13 foot height differential.

14 MS. TOMISAKI: 10 feet.

15 MR. MCINTYRE: Right. This is 236
16 right here, your patio is 223.

17 MS. TOMISAKI: What you see, the
18 border of that patio is the retaining wall.
19 The only way to have the patio like flat to the
20 first level area was to create a retention wall
21 around the back here.

22 MR. MCINTYRE: I got you. So the
23 height of this retaining wall is probably,
24 what, like 5 feet or something?

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MS. TOMISAKI: Yes. It was to have a slope and the grass going up.

MR. MCINTYRE: Okay. So really -- okay.

MS. TOMISAKI: It was a super tricky lot to work with.

MR. MCINTYRE: Well, super tricky is one way I would describe it. We need to look at everything as a whole. Certainly, I feel that's what I'm trying to do as opposed to just the four elevations. I think there are some concerns and restrictions as a result of this site. So that's just one issue. I think the elevations we can --

MS. UHLE: What additional information would you like to see then?

THE CHAIRPERSON: The materials.

MS. UHLE: He said other than just the four elevations.

MR. MCINTYRE: I think everybody needs to understand what this site is going to look like if this house gets built.

MS. UHLE: No, I understand that, but I still don't understand what that means in

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terms of what additional information the applicant needs to provide to convey that.

THE CHAIRPERSON: A 3-D rendering.

MS. UHLE: That's what I'm just trying to see, because if you ask an applicant to come back then --

MR. MCINTYRE: I think that would --

THE CHAIRPERSON: Help for sure.

MR. MCINTYRE: Everybody then would be able to clearly understand what this is going to look like.

MS. UHLE: So that's exactly what I'm --

MR. MCINTYRE: Right. So, yes, that would be helpful.

MS. UHLE: A 3-D rendering.

MS. NEMECEK: Cut sheets for the lighting if they're going to use lighting.

MS. UHLE: Those things I have. It was just Enda's comment about additional things.

MR. MCINTYRE: They're the easy ones. That's the low hanging fruit. You know, I just think that the topography on this site to do

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what's being proposed, I think everybody really needs to understand that, and then, you know, just the ground water and storm water management.

MS. UHLE: Yes, but again, the storm water management is something that the Planning Board will review. I really don't think it's appropriate for the ARB to be reviewing the storm water because it is more about the aesthetic issues. I understand how things integrate on the site. If they can't accommodate storm water, they can't proceed under any circumstances.

MR. MCINTYRE: Right. Okay.

MS. NEMECEK: Air conditioning, we'd like to know where that's going to be, and the condition of the existing retaining walls and their materials.

THE CHAIRPERSON: There are no photos of the site itself. So if they are keeping retaining walls, pictures of what they're keeping.

MS. UHLE: I think it would be helpful for everyone to have a better understanding of

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existing conditions and how they're working with existing conditions. So even talking about the topography, in addition to the 3-D rendering, maybe even a cross section that goes the entire length of the site, not just, you know, from the front to the back of the house. I think that would be helpful.

THE CHAIRPERSON: Also on the elevation on the street-scape if you could put the addresses on this, that would help us to refer back to the photos.

MS. NEMECEK: Because we can't seem to follow them on the photos.

MR. MCINTYRE: Is there any sort of code requirement to a means of egress out of that patio? No? Because, in essence, you're pretty much -- you know, you're surrounded by the house and three walls that are 5 feet tall. Maybe that's something that should be looked at.

THE CHAIRPERSON: The patio I think is at grade; right?

MR. MCINTYRE: Correct, but there is a retaining wall --

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MS. TOMISAKI: (Indicating.)

MR. MCINTYRE: So, in essence, you're in this.

MR. GARCIA-BOU: It's 7 feet.

MR. MCINTYRE: Well, we don't know what it is. We're assuming that that's --

MR. GARCIA-BOU: It's more than 5 feet based on these elevations they have here.

MR. MCINTYRE: So could somebody be trapped in that if they couldn't get back into the house, if there was a fire in the house?

MS. TOMISAKI: I think the lower part of the wall is 24 inches. That satisfies the egress escape.

MR. MCINTYRE: Maybe the wall does that?

MS. TOMISAKI: Yes.

MS. UHLE: I want to clarify one thing I said. You certainly should be working on the storm water management plan. As I said, they --

MS. TOMISAKI: No, they do already. They hired already Gabriel Senor.

MS. UHLE: You had mentioned that. So

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there is nothing wrong with bringing that information, you know, if it's available. I just wanted to clarify that it is not required for this meeting. Really, I think the review is more appropriate at the Planning Board meeting, but if you have it and you could say that it's been reviewed, that helps, you know, the ARB understand it.

MS. TOMISAKI: So far from them we received the topographicals, that's why we used it as a base for our house proposal, but I don't have yet.

MS. UHLE: So they're still working on that. And the same thing with the landscape plan, if the landscape plan is complete, then go ahead and submit it and bring it. There is nothing wrong with submitting them.

MR. MCINTYRE: So really the front yard setback is minimum 30 feet, right, off Morgan? That's the minimum setback required.

MS. UHLE: That's correct.

MR. MCINTYRE: And the determining is the 20 -- well, no, 9 foot -- you could work off that site, tax lot parcel A?

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MS. UHLE: Say that again.

MR. MCINTYRE: Yes. I guess looking at the site plan, you can go with 9 foot setbacks but there's 19 and 20. Like the minimum side yard setbacks are 9 feet, right, in this zone?

MS. UHLE: In an R-3 district?

MR. MCINTYRE: Yes.

MS. UHLE: Side yard setbacks are 8 and 9 feet.

MR. MCINTYRE: Right.

MS. UHLE: And they have 19 and 20 feet.

MR. MCINTYRE: Could something different be looked at in terms of just the layout of the home on the site? Where is that street-scape? So it's not like you're prohibited on either side, right? You have loads of space on either side.

MS. TOMISAKI: Yes. What happened, this was spread even a little bigger when we did the first preliminary presentation, and we needed to shrink it. So it's not that size because we don't want more, we cannot even be

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at more than what we are presenting.

MS. UHLE: I think he means you could shift it on the site.

MS. TOMISAKI: Yes. The problem that we were having is that because of the weird shape on the back, the sides -- you know, like the side setback on one side was kind of O shaped the property like on the left. We were trying to achieve kind of equal lots even though it's like two houses. We were trying to balance it. It was like smaller but closer to the limits we can be so the lot is equally distributed between the two residences.

MS. UHLE: Can you go back to the microphone or bring the microphone with you? Thank you.

MS. TOMISAKI: That was one of the considerations. Now it's kind of almost like a perfect U. It used to be more like rectangular.

MR. MCINTYRE: Yes, and what was the problem with that?

MS. TOMISAKI: The square footage. Like the first complaint we had I think really

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1 because we don't have a actual basement so what
2 we have counts. We needed to shrink the square
3 footage for this house.

4 MS. UHLE: The first plan that they
5 submitted to the Building and Planning
6 Department was over on the permitted gross
7 floor area, so they had to redesign it. They
8 didn't calculate that accurately initially.

9 MS. TOMISAKI: We were trying to have
10 both units balanced.

11 MR. MCINTYRE: Right.

12 MS. TOMISAKI: We were trying with the
13 center hall to try to -- I think it's nice to
14 have like the central hall with lights and like
15 connection, but then on each side I understand
16 it's like two units. I think like we could
17 definitely work better on --

18 MR. MCINTYRE: Because you have the
19 opportunity to stretch it out.

20 MS. TOMISAKI: Just a little bit to
21 the front, I think.

22 MR. MCINTYRE: Well, you have to
23 maintain the 30 foot setback in the front, but
24 you have the ability to be able to pull it out

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1 on the sides, and that would help you so you're
2 not as deep into the lot.

3 MS. TOMISAKI: I know. The problem
4 that we were having with that because we try
5 it, is that because we are not having any like
6 living space in the entry level, in the ground
7 level, you would just make a bigger garage
8 space or bigger foyer and like really like not
9 to the living spaces of the house. So that was
10 kind of like the issue. We were getting a lot
11 of the square footage in not livable space that
12 counts. So we thought about that.

13 MR. MCINTYRE: Let me ask you another
14 question: You have this piece of property
15 which is tax lot 1A, right, on the right-hand
16 side?

17 MS. TOMISAKI: Yes.

18 MR. MCINTYRE: Your minimum setbacks
19 there are 9 feet?

20 MS. TOMISAKI: Yes.

21 MR. MCINTYRE: Would you ever think
22 about possibly looking to build the garages on
23 that --

24 MS. TOMISAKI: These would be also in

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1 the back. So what we were having here is kind
2 of like very narrow. We have a distance from
3 this line as well.

4 MR. MCINTYRE: I got you, but that
5 would be interesting to see what your required
6 setbacks would be there. Could you possibly
7 put a garage there, freestanding garage there?

8 MS. TOMISAKI: I don't know.

9 MR. MCINTYRE: Not just one?

10 MS. TOMISAKI: The two units and have
11 one garage over there? I don't know. I think
12 it's kind of unfair. I don't know. I have to
13 talk with the owner.

14 THE CHAIRPERSON: It would be
15 unbalanced kind of.

16 MR. MCINTYRE: Well, be careful what
17 you wish for. Right now it's so symmetrical,
18 you're trying to have everything exactly the
19 same. I'm just trying to figure --

20 MS. TOMISAKI: Yes, yes, I understand.

21 MR. MCINTYRE: I'm trying to figure
22 out if there is any other opportunities to be
23 able to accomplish everything your client is
24 looking for, which is this home on a very, very

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1 specific lot where it's a two family home where
2 it's extremely symmetrical and we are
3 challenged with the existing elevation looks.
4 That's all.

5 MS. TOMISAKI: I think that also based
6 on your comments I'm going to try to see this
7 side. So I was thinking when you were talking,
8 and I will try to see which way we could
9 distribute here and more interest and maybe
10 have a higher pitch here.

11 MR. MCINTYRE: Could you mimic the
12 gables in the back where they resemble more in
13 the front; could you put another gable in the
14 front? It just looks very vertical right now,
15 very sort of elongated in a vertical way. And
16 then I think just the challenges with the site
17 if there is something that can be done where it
18 utilizes the site, the front of the site more
19 so than just, boom, we're going to carve out a
20 perfect square to be able to shoehorn this home
21 in there. I'm just thinking out loud.

22 THE CHAIRPERSON: So right now what
23 the front setback on the proposed home?

24 MR. MCINTYRE: 30 feet.

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THE CHAIRPERSON: And that's the minimum; right?

MS. TOMISAKI: Yes.

MR. MCINTYRE: Has there ever been a variance given on a front yard setback on a site that's somewhat prohibitive?

MS. UHLE: I'm sure they've given -- you know, for new construction it's not very common because usually for new construction you can comply with the setbacks. I think you would want to evaluate that in relation to the adjacent properties to see what their setbacks are. If they had --

MS. TOMISAKI: All properties are in line.

MS. UHLE: So under those circumstances, that would be a very good argument for a variance.

MR. MCINTYRE: Well, I just think that all of these things before we just look at the front and the back and the side and the left side, I think we need to consider all of these things because this is an unusual application where it's melding two sites into one. It's,

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you know, a revised sort of application for that. You have serious height differentials, you know, to the tune of almost 24 feet -- which is at least a two story building -- between the front of the site and the back of the site. I just think all of these things need to kind of come in to play. So maybe there's different ways to accomplish what you and your client are looking to accomplish. So that's our challenge, to try and help you get there and try and hopefully be proud of a design that everybody, you know, feels looks really good at the end of the day.

MS. UHLE: Do you want me to go over the comments or do you have any additional ones?

MR. MCINTYRE: That would be good.

MS. UHLE: So you will need to come back to this board. Unfortunately, they don't meet in July and August, so the meeting would be in September.

MS. TOMISAKI: Okay. You don't have meetings in the summer?

MS. UHLE: Not in July or August, no.

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These aren't in any particular order, they're just the order that I wrote them down, but when you come back to the board, we will need photos of the site, you know, from different angles and also illustrating the condition of the site and the retaining walls. I can coordinate with you, if you like, on Monday if you want to give me a call or something. I'm going to be out of the office tomorrow.

MS. TOMISAKI: Okay.

MS. UHLE: Then they also would like to see material samples of all the proposed materials, catalogue cut sheets of proposed light fixtures and locations of proposed light fixtures, a larger scale street-scape with the addresses noted, a 3D rendering of the project, the location of the HVAC systems, a better understanding of the condition of the existing retaining walls and the retaining walls to remain, a cross section through the site so that everyone has a better understanding of the topography and how you're fitting the house into that topography, and then sort of a general comment about adding more interest

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especially to the center portion of the house there, more detail and more interest, possibly modifying the window and the roof, but just a general comment about, you know, maybe adding additional detail or modifying the design so that it doesn't look as vertical and symmetrical and so much of a straight two family house.

MR. MCINTYRE: The one thing, is it worth exploring maybe sort of an alternate footprint on the site?

MS. UHLE: I mean, I think you can certainly ask them to do that.

MS. TOMISAKI: I'll discuss it with John. Even like the 3D rendering, I know that's not part of the services he provides. So I need to discuss it with him. I'm taking notes of your comments and then I'll bring all of them to him.

MR. MCINTYRE: Right.

MS. UHLE: I think with regard to the alternate footprint -- sort of your comments implied look at alternate footprints, and if you wanted more dramatic like shifting to one

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side or the other, I would think at a minimum explaining, you know, maybe there's site conditions or something that make that not as feasible, like the architect had explained about if they pulled it forward that would add more space sort of to the garage level but not to the living space. If you do those kind of analysis, be clear about why certain decisions were made or weren't made.

THE CHAIRPERSON: Well, I think that maybe you -- I understand what you were saying before, but if you had the same square footage just in the rectangle, that you wouldn't be changing -- I mean, obviously you have to be able to fit all the pieces of the puzzle into that space, but if you made it wider and less deep, yes, what's on the bottom is going to be, but if you made it the same square footage just in a rectangle not such a square, you wouldn't be battling with that issue because whatever is upstairs the same change is going to be made and you'll have the same square footage.

MR. MCINTYRE: Right, and I think, as was mentioned, if you can determine where the

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existing homes on that street -- you know, what their setbacks are, front yard setbacks, you know, if they're less than the required 30 feet then, you know, maybe that gives you the opportunity to apply for a front yard setback variance. So now whatever you could gain in that would possibly help you in -- you know, in the revised footprint. You're not as deep back into the site, which is prohibitive, as we talked about. So I think that that could be looked at without drilling down, you know, too deeply into design and heavy, heavy detailing, you know, in terms of plans and elevations. I think that that might give you, you know, footprints and square footages that you could work with. But I think it's just another option for consideration at this stage.

THE CHAIRPERSON: So did we close the public hearing on this one?

MS. UHLE: You did. If you reopen it, just reopen it now and it will be carried on the agenda.

THE CHAIRPERSON: So I would like to make a motion to reopen the public hearing for

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Application 17-17.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Okay. So that remains open, and if at the next meeting someone wants to come, they come.

MR. MCINTYRE: And to that point, this is the forum to hear everybody's opinions. Members of the public, neighbors, whoever, you know, this is the forum to sort of come and review. If you've got nothing to say, then you absolutely don't need to come, but if you do, then this is the exact forum that should hear your concerns. So that's all I have to say.

THE CHAIRPERSON: Just remember the next one is not until September.

I make a motion to adjourn this application until our following meeting in September.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: Next up, Application

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17-23, the address is 30 Stebbins Avenue.

MR. IANNACITO: Good evening. My name is John Iannacito. I'm an architect, and I'm representing Mr. and Mrs. John Reichelt this evening, the owners of the subject property. We are proposing additions and alterations to the existing single family residence located at 30 Stebbins Avenue.

The proposed scope of work will include removal of a garage at the side yard and construction of a new two story addition, construction of a one story addition at the rear, and construction of a new entry portico at the front.

I'll quickly go through the plans. The first floor, the addition will consist of a new one car garage, a new side entrance and a mud room, a den at the back of the garage, and an expansion of the existing kitchen with the staircase going up to the second floor above the garage, which will be a multi purpose family room space.

Front elevation showing the two story addition with the garage doors and the space

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above, side entrance, and then on the front here on the existing residence we are relocating the existing dormer to line up with the new bay window, and then that's the new entry portico with the existing stone veneer to remain around the entrance door. Here's a rendering of the front elevation.

Show you the materials. The wall surfaces will be a vinyl siding to match the existing. The stone veneer is existing to remain. The roof surfaces will be asphalt shingle in a slate finish. The windows will be vinyl clad in a white finish. The trim will be vinyl to match existing. The columns will be painted AZEK in a white finish. The gutters and leaders will aluminum in a white finish. The front door will be fiberglass in a white finish, and the overhead door will be fiberglass in a white finish. I have samples of the siding, roofing, AZEK for the columns, and a cut sheet on the garage door.

Thank you, and I'll be happy to answer any questions you have.

THE CHAIRPERSON: It appears that the

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stone in the new --

MR. IANNACITO: It's a little different than what was -- the scale of what's existing.

THE CHAIRPERSON: No, but it looks like it goes up higher, that you're going to need to fill in a little.

MR. IANNACITO: Yes, we will, the arch. We're going to add more at the archway here.

THE CHAIRPERSON: But you're going to use what's there?

MR. IANNACITO: We're going to match existing.

THE CHAIRPERSON: Match it?

MR. IANNACITO: Yes.

THE CHAIRPERSON: Okay.

MR. IANNACITO: Right now it just stops on the side of the eve. So when we build the new entry portico, this archway will get filled with stone to match existing.

THE CHAIRPERSON: And you think that that's doable?

MR. IANNACITO: Yes, I think they

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could do that. The color of the grout between the stone might be a little bit different, but I don't think the stone would not be a problem to match. They can do things to the grout to --

MS. NEMECEK: You're going to power wash is before you match?

MR. IANNACITO: I guess they can power wash, yes.

MS. NEMECEK: I understand it's a good idea to reuse what you have, but if I were you and if you had the opportunity to change it to the more linear stone that you have in the rendering, it looks a lot neater.

MR. IANNACITO: Okay, I will discuss that --

MS. NEMECEK: It's going to look good, it's the same color family, it's just a different shape of stone.

MR. IANNACITO: I'll discuss that with the family.

THE CHAIRPERSON: The section on the right-hand side, was that an addition at some point?

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MR. IANNACITO: This piece here?

THE CHAIRPERSON: Yes.

MR. IANNACITO: It was part of the original house. It was just set back a little bit. When I looked at the film here at town hall, that portion of the house has always been there since the day it was built.

THE CHAIRPERSON: What are the addresses adjacent? The address of this house is 23?

MR. IANNACITO: This is 30.

THE CHAIRPERSON: 30. I'm sorry.

MR. IANNACITO: So the adjacent properties would be 28, which is on the third page of the photos.

THE CHAIRPERSON: And that's to the left or right of it?

MR. IANNACITO: This brick --

THE CHAIRPERSON: But is it to the left or right of that home?

MR. IANNACITO: That would be to the right side, and then 32 is on the next page, that would be on the left side. You could kind of see the one story garage in that picture

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1 here. That will be removed.

2 THE CHAIRPERSON: Okay.

3 MR. MCINTYRE: Open it up?

4 THE CHAIRPERSON: Sure.

5 MR. MCINTYRE: So I would like to make
6 a motion on Application 17-23, 30 Stebbins
7 Avenue, open it up to the public hearing; do I
8 have a second?

9 MR. GARCIA-BOU: Second.

10 MR. MCINTYRE: All in favor.

11 (All aye.)

12 MR. MCINTYRE: Anybody here who would
13 like to speak with regard to this application,
14 now is your time. Going once.

15 (No comments.)

16 MR. MCINTYRE: Okay, I think we can
17 close the public hearing on this application;
18 do I have a second?

19 THE CHAIRPERSON: Second.

20 MR. MCINTYRE: All in favor.

21 (All aye.)

22 MR. MCINTYRE: Okay, the public
23 hearing is now closed.

24 I guess the one I guess question I

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1 have for you, John, is on the sort of front
2 gable --

3 MR. IANNACITO: Right.

4 MR. MCINTYRE: -- the garage door and
5 that window above it, it just seems almost like
6 a gable. It seems very high, you know, the
7 space between the top of the garage door and
8 the underside of that window. Certainly --

9 MR. IANNACITO: That's because the
10 garage -- right now the current driveway and
11 the garage is at a lower elevation. If you
12 look at the first floor plan, you actually have
13 to step down to the mud room.

14 MR. MCINTYRE: Right.

15 MR. IANNACITO: It's like about -- I
16 guess that's a 2 foot difference between the
17 first floor and the garage slab, and then the
18 second floor will align with the existing
19 second floor. So there is a taller element
20 inside the garage.

21 MR. MCINTYRE: Listen, I think what's
22 done here is very, very nice and --

23 MR. IANNACITO: I tried to bring the
24 scale down there by not taking that gable all

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1 the way up to an 8 foot height on the second
2 floor. So there will be some sloped conditions
3 up there.

4 MR. MCINTYRE: I'm more I guess -- and
5 again, I'm just asking your opinion on this as
6 the architect -- is there any way of possibly
7 putting some sort of a portico or trying to
8 extend the roof so it goes over that so you
9 almost have a soffit above the garage so you
10 kind of break up that?

11 MR. IANNACITO: Just to bring that
12 across?

13 MR. MCINTYRE: Just to kind of break
14 up the flatness between the top of the garage
15 and the underside of that window.

16 MR. IANNACITO: I mean, sometimes
17 we'll do like that little roof over.

18 MR. MCINTYRE: Yes. Why don't you
19 pull the eaves forward so you could fly that
20 roof, you know --

21 MR. IANNACITO: I thought having a
22 taller element there actually gave the house
23 more height.

24 MR. MCINTYRE: Listen, I respect your
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1 opinion as the architect, right.

2 MR. IANNACITO: That's what I was
3 trying to get there just to give it overall a
4 little more height on that one side. I think
5 if we take the roof across -- bringing the roof
6 across I think will make the overhang way too
7 big because the garage already steps forward of
8 the existing house, and that's how we created
9 this little covered entrance here by just
10 taking the existing gutter line or eve straight
11 across and dying into the side of that garage.
12 So I think bringing it out even further, first
13 the angle would come down way too low I think
14 if we just try to expand that existing slope
15 down to try to bring it across, and then it
16 will affect the heads of these windows also.
17 We could just hang something here with some
18 brackets on it, but I don't think there's
19 enough room on the sides here to make it look
20 right. It will get too close to the edge. It
21 will want to wrap around it.

22 MS. NEMECEK: You could do like a
23 little half pergola.

24 MR. IANNACITO: We could do that, yes.

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MR. MCINTYRE: Do you agree that that seems --

MS. NEMECEK: Yes, it looks a little flat and a little tall. The other thing is, you have existing lighting at the front entry door, is that going to remain?

MR. IANNACITO: I think we're going to keep those lights, and I'll add them on to the elevations.

MS. NEMECEK: And where are you going to put like --

MR. IANNACITO: We'll probably have a light above this because these are not that large.

MS. NEMECEK: And your new door too?

MR. IANNACITO: Here we'll have it above in the ceiling.

MR. MCINTYRE: But are you changing all of that stone?

MR. IANNACITO: No. We're going to try to maintain the existing stone and match the new portion above the door.

MR. MCINTYRE: I think the stone in your rendering --

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MR. IANNACITO: Is a little different. The guy didn't have a photo of it when we did the rendering.

MR. MCINTYRE: I think if you could maybe --

MR. IANNACITO: A pergola would be a nice little thing there. I mean, it could work.

MS. NEMECEK: Even if you don't grow anything on it, it still gives it a little more added interest.

MR. IANNACITO: I think maybe a nice light fixture could do it too.

MS. NEMECEK: That too.

MR. IANNACITO: If we did a nice fixture with some decorative pieces on it, that would work also.

MS. NEMECEK: But the pergola will bring the line across without bringing the roof across.

MR. IANNACITO: The thing is, it still needs brackets and it still needs to get down low enough. You don't want it too high. We'll take a look at it and see what it looks like.

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THE CHAIRPERSON: Margaret, would you -- any more comments from the board?

MR. GARCIA-BOU: No.

MS. UHLE: So the only two comments, unless I missed something, were, if possible, recommend that you use the more linear stone like that shown in the rendering than the existing stone, and the other is they recommended a pergola over the garage door and decorative light fixture to sort of minimize the distance between the top of the garage door and the window there.

MR. MCINTYRE: So would we like to make a motion to sort of move this --

THE CHAIRPERSON: Along to the Planning Board.

MS. NEMECEK: Yes.

MR. MCINTYRE: So, yes, I would like to make a motion on Application 17-23, 30 Stebbins Avenue, that based on the comments outlined by Ms. Uhle that we would like to move this forward on to the Planning Board for their review and consideration; do I have a second?

MR. GARCIA-BOU: Second.

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MR. MCINTYRE: All in favor. (All aye.)

MR. MCINTYRE: Okay. Good luck. Thank you.

THE CHAIRPERSON: Thank you for the nice rendering. That's really helpful.

Our next application, 17-24, 132 Lake Shore Drive. You again.

MR. IANNACITO: Good evening, again. John Iannacito, the architect, and I'm representing Mr. and Mrs. Lugo, who are with me this evening.

We are proposing a one story garage addition at the front of the existing single family residence. A permit for an addition at the front and rear -- well, side and rear of the existing residence was issued by the building department about six weeks ago. The approved plans for the addition didn't require Planning Board or Architectural Review Board because we didn't change more than 30 percent of the front facade. So that's why that previous application did not come in front of the board. During the course of construction

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1
2 when we were can excavating for the foundation
3 of the addition, we discovered that the
4 existing garages, which were also a one story
5 flat roof structure, didn't have adequate
6 footings and foundations. So we did apply for
7 a demolition permit and the garages were taken
8 down so that we can continue moving forward
9 with the approved addition.

10 So we're here this evening because we
11 are proposing a one story garage, and when we
12 look at the garage plus the previous addition,
13 it does affect or change more than 30 percent
14 of the front facade. So here is the garage on
15 the site highlighted in yellow.

16 I'll go over the floor plans. First
17 floor plan, here you have the garage with two
18 20 foot doors, overhead doors. This is a
19 portion of the previously approved application,
20 which included a new mud room and a staircase
21 leading up to a second story, and then behind
22 the garage is the remainder of the previously
23 approved application, which included a spa room
24 and a massage area and exercise room
25 overlooking -- and an extension of the existing

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1 deck overlooking the pool in the back yard.

2 Here we have the front elevation.

3 Basically the idea here, the concept was to
4 create a tall stone element which sliced
5 through the house dividing the existing Fifties
6 ranch style house and the new addition which
7 will take on a new contemporary look. We also,
8 on the previous application, changed the
9 existing entry portico to a flat roof structure
10 with stucco columns -- actually stone columns.

11 Then here is the proposed garage with a
12 proposed stone finish and glass overhead doors.

13 Then this is the side view showing the
14 previously approved structure that sliced
15 through the house, and the one story garage
16 here at the side, and this is the remainder of
17 the previously approved application showing
18 different materials, including cedar siding,
19 which will be stained, and stucco finish. So
20 the wall finishes will be a combination of
21 stone, stucco, cedar siding, and glass.

22 Here's a rendering showing the new
23 garage in relation to the previously approved
24 tall stone element, and the new entry and the

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1 existing house over to the left.

2 On the materials, I have samples of
3 the stone. This will be the new stone veneer
4 that will go on both the garage and the two
5 story addition, including the mud room and the
6 second story space; a sample of the existing
7 brick, which will remain on most of the
8 existing house; a gray stucco, which will be
9 more on the rear of the property as part of the
10 previous application. I have a color on the
11 siding, which will be a Cabot stain chestnut
12 finish, and then on the -- and I have the cut
13 sheet on the garage door showing the glass
14 doors with the aluminum frames.

15 Also, we will eventually be proposing
16 a second story addition over the garages. We
17 haven't put it on to this application because
18 that second story addition will require an area
19 variance for the floor area, or the maximum
20 permitted floor area, but I did do a rendering
21 showing what ultimately we're trying to achieve
22 here. So basically we would have the cedar
23 siding on the second story here, and all the
24 horizontal banding will kind of come together

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1 in this tall stone tower in the center of the
2 house dividing the Fifties ranch from the more
3 contemporary, modern house. The contemporary
4 features will wrap around towards the back
5 where we're going to change out all the
6 existing wrought iron railings to glass
7 railings and change out all the brick veneer on
8 the existing deck to a stucco finish.

9 THE CHAIRPERSON: So right now the
10 cedar siding is in the back or will be?

11 MR. IANNACITO: Correct. Right now as
12 far as this application, we're here for the
13 garage tonight. The rest of this application
14 was already approved, and we will have the
15 cedar siding on the rear along with the stucco
16 and the stone on the taller tower, which was
17 already approved. So we'll continue that stone
18 veneer on the garage and add the overhead glass
19 garage doors, which originally we were going to
20 try to save the existing garages and build
21 above them, but I think it worked out a little
22 better not having to save that garage. It had
23 a weird odd angle on it also, it was hard to
24 make it work.

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THE CHAIRPERSON: So the window in the tower, I'm not sure if that's previously approved?

MR. IANNACITO: It hasn't been built yet, so we can consider -- the reason it's up high, we have a staircase that comes down there so we can't take it down too far.

THE CHAIRPERSON: I'm not concerned about the placement as much as the size of it. It looks really kind of big. Initially, it didn't kind of hit me that way, but the more I look at it, it seems just like a bit large. There's no like correlation to the other windows that are on the side or that will be on the side on the front.

MR. IANNACITO: I think large windows are definitely a feature of a modern type house. I think this is really the major feature above that second floor. As you stand up there and overlook the railings and the staircase, you'll be able to see right out towards the driveway and out. This property, when you go there, the actual frontage is not very large, and it's right across from the --

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you can actually see the golf course right across.

MR. GARCIA-BOU: Maybe what's making it large is the framing around the window.

THE CHAIRPERSON: I don't know. I don't know what it is. It's like there is no --

MR. GARCIA-BOU: What size are the jambs?

MR. IANNACITO: I think what's going to happen there is the stone is going to come right up to a portion, and then the glass actually gets set back with a trim around it, almost like a brick mold or a stone mold.

MR. GARCIA-BOU: What size is that mold?

MR. IANNACITO: Probably like 3 and a half, 4 inches. 3 and a half, 4 inches.

THE CHAIRPERSON: It looks bigger than that.

MR. IANNACITO: It almost looks like a double line there. The second line is actually the frame of the window because that's going to be probably like 2 or 3 inches also.

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MR. GARCIA-BOU: What I was just saying, maybe do something like with the frame with glass and stone.

MR. IANNACITO: We can do that too. That's like a contemporary detail also.

MR. GARCIA-BOU: It will take away the size of it.

MR. IANNACITO: It's just a different way -- I mean, I just got to figure out how to make that work, you know, with insulated glass and not having it leak.

MS. UHLE: Carlos, could you reiterate that, I kind of missed it?

MR. IANNACITO: They're looking at trying to eliminate the trim, almost the trim molding between the window and the stone.

MS. UHLE: And just have it the stone?

THE CHAIRPERSON: Like a masonry window instead of a -- this almost looks like -- the way it's inserted, it looks like the kind of window that you put in the --

MR. IANNACITO: I think if you're looking at it as the trim being on top of the stone or the trim being set back, here the trim

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would actually be set back. The stone sits forward of the trim. It's usually just a molding that goes around.

THE CHAIRPERSON: That's not how it's in the picture. It definitely seems like a frame around.

MR. IANNACITO: I think even here it looks like it's outside. Yes, it shouldn't be like that. I mean, we could correct the rendering and make it look like a window that's actually set in stone and not on top of the stone. Even when you do brick, you'll see the side of the brick and the window is set back and then you'll have a piece of the molding that basically hides that gap between the framing and the edge of the window.

THE CHAIRPERSON: Basically you order the windows either for masonry and have a stone brick whatever, or for, you know, wood. It sits differently within the --

MR. IANNACITO: Oh, yes, with masonry it definitely sits different than if it's framed. I agree, when you look at this window it was like these windows and this window are

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2 almost sitting the same way and they shouldn't
3 be.

4 THE CHAIRPERSON: Yes.

5 MS. NEMECEK: Is the stone of the
6 tower going to match the pillars that you
7 already have at the entrance?

8 MR. IANNACITO: Yes, this stone here.

9 MS. NEMECEK: It's going to look nice.
10 Very Frank Lloyd Wright.

11 MR. IANNACITO: Yes. If you look at
12 the rendering, it shows the stone here.

13 THE CHAIRPERSON: Where is that?

14 MS. NEMECEK: On this rendering.

15 THE CHAIRPERSON: They're not there
16 already; right? It says stucco but it's going
17 to be stone; right?

18 MR. IANNACITO: They'll be stone, yes.
19 I'll change that for the Planning Board
20 application.

21 THE CHAIRPERSON: Neither of them are
22 there right now?

23 MR. IANNACITO: No, this is all new.
24 If you look at the photograph, that old portico
25 is still there right now. They're getting

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2 ready to knock that down.

3 THE CHAIRPERSON: I think this
4 definitely adds to the home and makes it look
5 so much better.

6 MR. IANNACITO: Yes, I think it's a
7 nice addition.

8 THE CHAIRPERSON: I guess this was --
9 this is definitely post Fifties, I'm sure.

10 MR. IANNACITO: Portico?

11 THE CHAIRPERSON: Yes.

12 MR. IANNACITO: Yes, I think that was
13 added in the Eighties.

14 THE CHAIRPERSON: This kind of works
15 better with the home.

16 MR. IANNACITO: It kind of ties in.
17 Actually, the existing house had already like
18 the roof and the brick and then the gutter line
19 it's already got that banding. So that's how
20 the idea of coming together with other bands
21 coming into a center point.

22 THE CHAIRPERSON: I make a motion to
23 open Application 17-24, 132 Lake Shore Drive,
24 for a public hearing.

25 MR. GARCIA-BOU: Second.

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

4 THE CHAIRPERSON: Is there anyone here
5 who has any questions or comments about this
6 application?

7 (No comments.)

8 THE CHAIRPERSON: Anything else from
9 the board; questions?

10 MS. UHLE: Do you want to close the
11 public hearing?

12 THE CHAIRPERSON: Yes, I think we
13 should.

14 I would like to make a motion to close
15 the public hearing for Application 17-24.

16 MS. NEMECEK: Second.

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

19 MS. UHLE: I think the only comment
20 that I have is recommending eliminating the
21 trim molding between the window and the stone
22 and illustrating that the window is set in the
23 stone.

24 MR. MCINTYRE: One thing, I think we
25 talked about it previously but I want to

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2 mention this go around, is it glass in the
3 garage doors?

4 MR. IANNACITO: Yes. They will not be
5 a clear glass. They're going to have some kind
6 of a frosting to it. This is the -- the
7 overhead door company makes a modern aluminum
8 collection and they have several different
9 types of glass options. They have clear,
10 obscure, satin. So we'll probably go with one
11 of these here.

12 MS. UHLE: You proposed similar ones
13 on another house previously; right?

14 MR. IANNACITO: 65 Lake Shore Drive.

15 MS. UHLE: Are those up yet?

16 MR. IANNACITO: Not yet. Almost.

17 MS. UHLE: Okay.

18 THE CHAIRPERSON: Do you have a site
19 plan? In the rendering, those walls, those
20 little knee walls kind of look like they block
21 the garage in some way.

22 MR. IANNACITO: These walls here,
23 they're actually stone walls. They're not
24 brick. I think he was looking at this when he
25 was doing the rendering.

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1 MS. UHLE: He was looking from across
2 the street.
3 MR. IANNACITO: I can have those
4 removed from the rendering too.
5 MR. MCINTYRE: Will they be there?
6 MR. IANNACITO: These stone walls will
7 stay where they are.
8 MR. MCINTYRE: They border the
9 driveway?
10 MR. IANNACITO: Yes. So they have two
11 piers on either side of the driveway.
12 MR. MCINTYRE: Okay. So they're right
13 outside the property line.
14 MR. IANNACITO: Yes. They're actually
15 in the right-of-way. They shouldn't be in the
16 right-of-way but they're there.
17 MR. MCINTYRE: But is there just kind
18 of like Belgium block or some sort of low
19 profile transition between the grass and the
20 driveway?
21 MR. IANNACITO: There's a curbing that
22 runs and outlines the driveway, which we're
23 going to reconfigure the driveway. The entire
24 driveway is going to be a paver.

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1 MR. MCINTYRE: Is everything getting
2 repaved on the back around the pool area?
3 MR. IANNACITO: Actually, we just got
4 the pool permit today for this new pool. It's
5 got a water slide and water falls and a lot of
6 nice features.
7 MR. MCINTYRE: Sounds like a good time
8 to me.
9 MR. IANNACITO: We're all going there
10 after it's done.
11 MR. MCINTYRE: Okay. I would like to
12 make a motion on Application 17-24, address
13 being 132 Lake Shore Drive, that we move this
14 application on to the Planning Board for their
15 review and consideration subject to some of the
16 items that Ms. Uhle sort of outlined. Do I
17 have a second?
18 MR. GARCIA-BOU: Second.
19 MR. MCINTYRE: All in favor.
20 (All aye.)
21 MR. MCINTYRE: Good luck.
22 MR. IANNACITO: Thank you. Have a
23 grate summer.
24 THE CHAIRPERSON: Thank you.

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1 MR. MCINTYRE: Thank you. You too.
2 THE CHAIRPERSON: I would like to make
3 a motion to close the Architectural Review
4 Board meeting of June 1st, 2017.
5 MS. NEMECEK: Second.
6 THE CHAIRPERSON: All in favor.
7 (All aye.)
8 THE CHAIRPERSON: Thank you and good
9 night.
10 MR. MCINTYRE: Thank you.
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12
13 (Meeting adjourned.)
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C E R T I F I C A T I O N

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5 STATE OF NEW YORK)
6) Ss.
7 COUNTY OF WESTCHESTER)

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

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

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

21 IN WITNESS WHEREOF, I have hereunto set
22 my hand this 26th day of June, 2017.

23
24
25

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Court Reporter
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CORRECTION SHEET

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