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March 4th minutes. That was everybody except Carlos, so you can go ahead and do that as well.

THE CHAIRPERSON: I'll make a motion to approve the minutes from March 4th.

MR. MCIINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

MS. UHLE: Actually, April 1st and 6th, we do need Carlos or Silvio.

THE CHAIRPERSON: We'll wait on those.

MS. UHLE: Yes.


MR. DAVIS: Good evening. Thank you.

It's nice to be here in person. I'm Bob Davis. I'm the attorney for the applicant. As you know, we met twice at this point with the Planning Board. We met with them on May 27th and June 24th, of course with your board on June 3rd. Outside of the meetings, we've been working very extensively with Ms. Uhle on landscaping improvements. I put together a comprehensive landscaping plan. Also, with Ms. Uhle and Mr. Grealy on some significant site plan improvements.

Tonight we're here to take you through the comprehensive landscaping plan that we put together for the site. We think you'll like that. We've done some extensive site improvements as well and modified our plans to show all of those. So we do hope your board will be comfortable at the end of tonight's meeting with ask Ms. Uhle to submit your recommendation to the Planning Board. We're going to meet with them at a special meeting on the 20th of July. We thank you, we're very appreciative for your holding this special meeting for us tonight.

So with me tonight, once again, is our project team. We have Jose Olma Gonzalez, who is the Senior Director of Real Estate Development for Street-Works Development; Diego Villareal and Paul Sysak from John Meyer Consulting, our engineer and planning firm; and also, of course, Ron Hofman, our architect from Design Development.

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Without further ado, I'll turn the floor over to Diego and the rest of our team to take you through the landscaping plan and site plan improvements that we've made.

MR. VILLAREALE: Good evening. Nice to see everybody again. As discussed at the last meeting, we really pushed off the discussion on the landscape architecture for the property because we took a step back and looked at a global approach to the design of the overall property, how to handle certain site improvements, and then, most importantly, how to address the existing landscaping conditions on the property as a whole. As Bob had indicated, we worked over the last month or so and developed a comprehensive landscaping plan, which we submitted the black and white hard copy to this board in advance of the hearing this evening. We did prepare a presentation, which we gave to the Planning Board last week, had an opportunity to share it with them. This is the same presentation that was given to them last week. We're sharing the same information. It just provides all that

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of the plan that was submitted to the board. Again, the intention was really to focus in on the building and respect the design of the building. The group, the design team, both Street-Works Development, our landscape architects went back, looked at the history of the building. Raymond Loewy is the architect of the building, which really is somewhat of an important building with a simple architecture, and the type of design that was done by the original architect of record. So taking that information, they really designed a landscape architecture plan that complimented the design of building. We do have a number of new window locations that was incorporated into the perimeter of the building. So all of that was taken into the design of the building as well.

This is a rendered version of the site plan. Hopefully you could see my mouse. There we go. Really, again, like we said, it's a comprehensive look at the overall design along the perimeter of the building. Red Buds, Maples, Red Maples and Red Buds were installed or are being proposed to be installed along the

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Detaill for the landscape architecture, and the design that's been put into the project.

I know Ms. Uhle might have mentioned this to you, I am not a landscape architect. Lucille Munz, who was with me at the Planning Board meeting, is the landscape architect designer on record. Unfortunately, because we did pivot to an in-person meeting, she couldn't attend. She's away this week and would have been able to sign on if it was Zoom, but since we're here with you in person tonight, I'm going to go through the presentation tonight. I'm very familiar with the plans, but I do have Paul Sysak with me this evening, who is a registered landscape architect with our firm, that could answer any specific questions that you might have regarding some of the plantings and some of the materials. I really do think we went through and did a comprehensive plan to try to address the sight as a whole.

This is the screen. I believe you did get 11 by 17's of this presentation as well, so I apologize if it's hard to read on the screen as a whole. This is a black and white version

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perimeter of the building along the White Plains Road frontage, as well as the New Wilmot Road frontage. There is a number of existing trees that are out there today, but if you have driven by the site, I'm sure you have several times, you could see they're in disrepair. The utility companies have decimated a number of those trees because of the overhead wires along the frontage of the property. So the idea is to really rehabilitate and clear all those trees and plant new vegetation along the frontage of the property. There is a perimeter hedge on the New Wilmot Road frontage and the White Plains Road frontage. The hedge is proposed to remain. There's a couple of pieces of it we want to relocate, but the idea is to maintain that hedge, trim it back, and then compliment it with the new trees along the perimeter of the property.

Then we broke it apart -- you could see it -- into this A, B, C, D, E and F areas, and that really focused in on in and around the perimeter of the building, and the upgrades to the landscaping around the perimeter of the

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1 building itself.
2 Focusing in on area A, you could see
3 the main entrance of the office space that is
4 proposed to be utilized on that ground floor,
5 the second floor of the building. This is the
6 main entrance, and there's a number of
7 improvements to the landscaping in and around
8 the front entrance. This is the existing
9 conditions. I think this just really starts to
10 show what it looks like as opposed to vertical
11 plants. You could see the two upright trees.
12 There are actually two trees buried in this
13 corner here, and the landscape architect
14 recommended that we remove one of them. You
15 still maintain one tree on each side, but the
16 two have really grown into each other, and then
17 it gives us an opportunity to prune those trees
18 back and frame the main entrance of the
19 building itself. Just to the left of the main
20 entrance you have the existing stone wall for
21 the building, and then you have the landscaped
22 area that's in front of it. There's the Taylor
23 Junipers that's proposed at the corners, and
24 then you have supplemental plantings that would

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1 being addressed. That's something that came up
2 specifically during our site walk with Ms.
3 Uhle, as well as with the Planning Board. I
4 believe this board commented on it as well.
5 The existing light poles that are out there
6 right now, the bases are painted yellow, the
7 vertical columns that go up the poles are white
8 and they're rusted. They need to be cleaned up
9 and rehabilitated. So they're going to parge
10 the base of the light poles. They remove the
11 yellow paint, they parget it with new concrete,
12 and then all of the light poles will be painted
13 black to be consistent with what you're seeing
14 with the rendering. This just shows you what
15 the light pole looks like today. Again, we'll
16 get rid of the yellow base, paint the pole
17 black so that it blends a little bit better.

We're also addressing the sidewalks
20 and the curbing along the frontages of the
21 building. This is on that entrance that faces
22 White Plains Road. You could see the yellow
23 curbing, the rust on the railings, some of the
24 cracked, broken sidewalk areas. One of the
25 things that identified on the plan that you

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1 be planted at the base of the building. This
2 is the area that faces White Plains Road,
3 that's this frontage of the building here.
4 That's where she incorporated the Japanese
5 Hollies along the main entrance of the
6 building, but we're also removing all of these
7 Hornbeams that pretty much have grown right up
8 against the building. All of that is proposed
9 to be removed and new landscaping is proposed
10 with low perennials, shrubs and grasses.
11 This is a rendering of the proposed
12 building with the improvements that are being
13 done. You could see the windows that are being
14 installed in the different portions of the
15 building. There's the overhead door on the
16 corner of the building that's closest to White
17 Plains Road, and then this starts to give you
18 an idea of the location of the Taylor Junipers,
19 how they're going to flank each side of the
20 door. Again, the addition of the Junipers up
21 against the stone wall building, and then a
22 combination of perennials and grasses that form
23 a hedge along the frontage in this area here.
24 You'll also see the light poles are

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1 have with you is, we're removing all the curbs
2 and sidewalks, and all new curbing and sidewalk
3 will be replaced along the frontage of the
4 building.
5 Again, it's that comprehensive look at
6 the plan itself. We're addressing the curbing,
7 the sidewalks, and then the landscaping to
8 compliment the building and the building
9 improvements that are being done.
10 Just another rendering showing the
11 front of the building and how those Hornbeams
12 are being removed. You have the two new
13 windows that are being installed in this
14 location here, additional windows along the
15 frontage of the building in that area there,
16 and then complimenting it with low shrubs,
17 perennials in those planting beds up against
18 the building. Again, the specific species is
19 identified on the landscaping plan itself,
20 we're just trying to give you an overview of
21 what the goals and intentions were for the
22 plan.
23
24 Now we start to rotate around the
25 front of the building on White Plains Road.

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This is the area where at the last meeting we discussed the green wall. This is where we tried to take that concept and incorporate it into the plan. We thought it could be addressed by doing the Hornbeams along this wall. This is one of the few walls on the building that's being maintained without a new window there. There is a window that's been introduced on that corner right in this area here, but there's that front wall that's really flush up against White Plains Road, so the idea was to introduce vertical plantings on that wall and give that green wall concept there. This does show the new trees, the flowering Red Buds along the roadway approximately 40 feet on center, and then supplementing the landscaping along the base with those low shrubs and low perennials.

In this area too, the Hornbeams between the windows -- I'll go to the next slide which really shows it a lot better, which is the elevation again. You see in this area here -- again, please, the rendering, we do the best we can to match the trees that are being shown in these blue circles. Again, that would be perennials and grasses located in that area there.

The back of the building, as Lucille had indicated at the Planning Board meeting, there's not a lot of real estate to work with in the back portion of the building. We're really dealing with a limited amount of space next to those main entrances. There are a couple of landscaped islands, which we're proposing to incorporate some Ginkgo trees, and then also add some planter boxes. Again, the rendering I think just helps show it a bit better. This shows the reset cobbles along the base of those planter areas, all the new sidewalks that would be installed, and then adding the evergreen shrubs in those planters on either side of the main entrance of the building itself.

Same thing, there's that second entrance along that back area there, bring that same concept down. Again, not a lot of real estate, so we'll bring the same concept down. Incorporate the Ginkgo trees and have some grasses and other low plantings within that. This gives you an idea. The Japanese Forest Grass, the soft touch Holly, both of the specific plants that are shown in that area there.

Lucille did put together a plant pallet to help understand the different varieties of plants that have been incorporated in there so you see this on the screen but you...
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1 have it in front of you as well. It shows you
2 a picture of the Ginkgo, the Birches, the
3 Maples, Norway Spruces, all the plantings that
4 have been incorporated into the design itself.
5 Some of the shrubs. Simple design. Again,
6 keeping with the architecture of the building
7 and trying to keep a very simple pallet and not
8 get too erratic with too many different
9 varieties of plantings. Try to stick with
10 things that would work with the design of the
11 existing buildings. So the Viburnums, the
12 Junipers, the Hollies, the Oak Leaf Hydrangeas
13 all provide a nice pallet to compliment the
14 building design. Some of the perennials and
15 grass, again, provide some of color and some of
16 the variation, and this gets incorporated into
17 the various beds around the perimeter of the
18 building itself.
19
20 Then just finishing off, these are the
21 overall renderings that show the entire facade
22 along White Plains Road, how it's being treated
23 and cleaned up, the lighting, the landscaping,
24 the building facade with the windows. Again,
25 continuing along White Plains Road showing the

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1 in that area. When we replace that, we're
2 going to put one full height 6 inch curb, and
3 it eliminates the need for the railing. No
4 railing. Simple answer.
5
6 THE CHAIRPERSON: Okay. Also, some of
7 the trees I guess it is along White Plains
8 Road, are they really close to the road? Like
9 do you have to worry about the salt on the road
10 for any of those trees or plantings?
11
12 MR. VILLAREALE: Well, similar to what
13 we were dealing with in the past, there is the
14 sidewalk along the entire frontage of the
15 property, so you do have a snow shelf that is
16 there. Plus, you have a sidewalk and then the
17 trees are being planted beyond that. So we're
18 trying to keep it back from the roadway as far
19 as possible. Either way, there's not a lot of
20 the real estate between the parking lot and the
21 roadway. We're kind of splitting the
22 difference almost between the two.
23
24 THE CHAIRPERSON: Okay. Then the
25 other trees that you are removing because they

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1 wall that we're trying to create out of
2 vegetation, and then the backside of the
3 building all the windows being installed facing
4 the golf course in this area here, and then the
5 landscaping at the entrances of that first
6 floor of the building.
7
8 Finally, we're just wrapping up back
9 to the overall landscaping plan. That's a
10 general overview of the plan itself. Happy to
11 answer any questions that you might have
12 specific to what's being proposed. Again, it
13 was really just an attempt to provide a
14 comprehensive look at the site as a whole.
15
16 THE CHAIRPERSON: There is something
17 that I noticed with the existing site
18 improvements, this page here. That railing, I
19 don't know if you addressed what is going to
20 be --
21
22 MR. VILLAREALE: The railing is going
23 to be removed. The railing is there because if
24 you zoom in you see there's actually a double
25 curb there. It's almost like a tripping hazard
26 because of the way it is. The curb has been
27 painted yellow, but there is almost two steps

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and things, she intentionally selected plants
that are low enough so they don't interfere
with the lines.

THE CHAIRPERSON: Great.

MS. UHLE: I'm also assuming -- I
mean, I'm familiar with Red Buds, but typically
if a landscape architect proposes any
landscaping within a parking lot, they're going
to be pretty hardy and salt tolerant as well.

They have to be because of that condition.

MR. VILLAREALE: You just hit the
hardiness species. The types of plants that
have been selected because of the amount of
paving surrounding this area, they're not
ornamentals, they're not delicate trees,
they're something that's a little bit harder
that should do well in this condition.

MS. NEMECEK: I like that you're
putting all those trees along Route 22, and I
like the new plantings areas in the asphalt
wasteland in the back.

MR. VILLAREALE: I'm sorry, I missed a
very important point. I do apologize. I was
trying to go through maybe a little bit too

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quickly. I really didn't address the back
portion of the property. If I could pull up a
plan one more time here, that would be great.

So what you don't have right now along
the back portion of the property, is any
landscaped islands in the parking area. What
we've done is, addressing a number of traffic
comments, working with the town's traffic
consultant and the Planning Board on addressing
some of the vehicular circulation comments,
we've introduced these landscaped islands all
along the back portion of the property that's
going to end each of these islands. We're not
eliminating any parking spaces as part of this
exercise, but we are able to introduce these
landscaped islands and channelize this drive
aisle, make it a bit more narrow so that we
have traffic calming measure because of the
excessive speeds that you'll encounter in that
back area there. So by introducing those
landscaped islands and narrowing that drive
aisle, it's a traffic calming measure, but then
it also supplements all the landscaping back
there and starts to break up the pavement and

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the asphalt by introducing the landscaped
islands. You have trees that are located in
the majority of them. There are a couple that
you'll see do not have trees, that's because
there's an existing light fixture in that
island. We didn't want to impede one with the
other, so we have low plantings in those
islands, and then the other islands that don't
have light fixtures have trees within them.

In addition, too, a couple of
neighbors did express some comments and
questions regarding some of the vegetation
along that property line. We are
supplementing -- removing some of the dead
vegetation and adding additional plantings
along the back portion of the property, and
then it also gets complimented with these
landscaped islands. These trees provide
supplemental screening between these
residential properties and our property as
well.

MR. MCINTYRE: Is there irrigation
currently in place? Is there newer irrigation
being proposed? I guess if not, is there sort

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of a regular maintenance program that you guys
are looking to apply?

MR. VILLAREALE: I'm not aware of an
irrigation system that's currently in place on
the property. I don't believe there is one.
But a regular maintenance program is going to
be required as they occupy the building.
Obviously, they're going to need to maintain
it. All of the plantings need to be
established before you could start reducing
watering. Then the areas up against the
building all have to be maintained. We have a
number of perennials and shrubs that are going
to have to be cut back in the fall and have to
be replaced from time to time. So maintenance
will be part of the ongoing --

MR. MCINTYRE: It's a significant
investment, and obviously a high level of
landscape design, so I'm assuming you want a
return on that investment.

MR. VILLAREALE: Absolutely. I think
it's important to note that HBC and
Street-Works, who's here with us this evening,
you know, they're the owners and operators of

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1 the building, and the tenant for the office
2 space that's going into that is an affiliate of
3 HBC. So they have a tenant within the
4 building, there is always a desire to try to
5 maintain the property to the best of their
6 abilities. Again, they have a tenant within
7 the space themselves as well. All the space
8 will be maintained. I'm sure that's going to
9 be a requirement of the approvals.
10
11 MR. MCINTYRE: I have one other
12 question that's not necessarily related to the
13 landscape plan and presentation, but I guess I
14 can ask it, Margaret. In looking at the
15 elevations and, you know, understanding that
16 this building will be comprised of a number of
17 different components, is there any thought at
18 this early stage as to any sort of signage, you
19 know, on the variance components, and, you
20 know, is that going to be sort of consistent
21 with the four, five or six different potential
22 tenants that make up this parcel?
23
24 MR. VILLAREALE: The applicant at this
25 point is in the process of branding, so even
26 for the tenant that's proposed to occupy the
27
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1 facade, I think sort of simplicity and
2 consistency is probably, you know, better
3 than -- dare I say -- gaudiness. Again, we
4 would just ask, you know, to sort of keep that
5 in the back of your mind, whether it's any sort
6 of ambient lighting or up lighting or down
7 lighting, you know, as part of that overall
8 branding, and any other sort of signage that
9 may come into play as part of the evolution of
10 this process.
11
12 MR. VILLAREALE: We'll certainly keep
13 that in mind, and again, we will be back before
14 you when we do have a signage package together.
15
16 MS. UHLE: Laura Raffiani is the Chair
17 of the sign committee, and she's actually very
18 tough.
19
20 MS. NEMECEK: I was complimenting the
21 planting that you had in the back in the huge
22 parking lot. Will you be doing any kind of
23 water recharge, ground water recharge? No?
24
25 MR. VILLAREALE: Nothing supplementing
26 beyond, you know, some of the things that we're
27 doing right now, but because we are cutting in
28 those additional islands, we are reducing

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some up lights. You have the main entrance of the office building, it's a nice opportunity to provide some up lights for the two specimen trees on each side of the entrance and doing something simple to follow the character of the building and the character of the design. So we are looking into potentially some additional landscape lighting, but again, very simple to work with the design.

MR. MCINTYRE: We're not necessarily looking to turn this into the Vegas strip or anything, but I think some well placed up lighting to, you know, show the building and maybe some of the angles and shadowing of the building in the evening hours, I think that could be a very nice enhancement.

MR. VILLAREALE: Yes. With a focus, you know, on the building entrances obviously as well.

MR. MCINTYRE: Yes. Again, we're not looking to see this from, you know, space or anything, but again, I think, you know, some simple enhancements I think would only, you know, make this a better project.

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looking to do Andersen 400.
Furthermore, on the changes, the gable was a removed above the right side windows and the gable above the front entryway was enhanced with further detail, as well as the pitches. They were modified to an 8 and 12 versus a 6 and 12 that was previously provided. We provided the maximum size window that we kind of could above that front door there in terms of width, and then provided an arched window. All of the windows now have grills as well, except those windows that are by the breezeway entrance. We provided a new enhanced front door that has iron. It's a glass front door with iron inside of it.

So that kind of touches base on the part. I'm just going to flip the page. So I do want to mention, we have two substantial changes on that rear elevation. The first of which being, that we now have a balcony proposed off the master bedroom that is about 3 foot 5 inches from the back wall. It's a cantilevered balcony. On the first floor, the deck has been provided a staircase.

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does go out to the side there so that it meets zoning. We would rather have gone straight out the back, but we're not looking to seek a variance.

The last portion I'll mention, if we do remember, on the side of the house -- I removed that door and that stairway that was also illegally constructed previously. I'll just flip the page now. So the on the top left of that elevation, you could see the door and the stair. So that's going to be removed, and so there won't be any access directly towards the neighbor over there.
I'm just going to flip back to the front elevation so you could see it. I believe that kind of touches base on most of the comments. The only other thing I'll mention is that the color of the foundation was also modified to more of a beige stone color.
I guess I did forget a couple of more things on the front there. We added some keystones, as well as some trims above the windows, and a small sill below them. The size of the shutters and the size of the windows

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THE CHAIRPERSON: Okay. This is definitely tons better.

MR. BADALY: Thank you. I mean, we had great help from the board both last meeting, as well as one of the members provided us a markup, and we really want to thank you for your input.

THE CHAIRPERSON: I think the black and white combination looks good too.

MR. BADALY: That was the owner.

THE CHAIRPERSON: Nice and crisp. The window above the door, it just doesn’t feel like it belongs to this home.

MR. BADALY: Sure.

THE CHAIRPERSON: The size, the shape. It’s just does like -- it just doesn’t feel like -- maybe you could do something that has more of an eyebrow like the garage door kind of. It could maybe reflect one to the other.

MR. BADALY: What if we had more of an elliptical rather than a round shape at the top? I’m sorry, the term isn’t elliptical, it’s segmental.

MS. UHLE: Gary, could you focus in on

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the front elevation?

MR. BADALY: Right. If we reduce the radius of that window.

MR. MCINTYRE: Not a true semicircle. Not a true arch.

MR. BADALY: Right. Right. Not an arch but a segmental, which is just --

THE CHAIRPERSON: A curve.

MR. BADALY: Similar to the door as well. The front door, I’m sorry.

MR. MCINTYRE: I think there’s a lot going on, you know, because, you know -- I certainly think it’s a marked improvement from last month’s or earlier this month’s presentation. So I would agree with my fellow board member, that if that could be just sort of flattened somewhat so it’s more elliptical and more of a wider, softer curve as opposed to a, you know, punchy semicircle, I think that would probably lend itself better. I still think you kind of get, you know, the maximum amount of glazing in that -- you know, above your entry door. I think that would compete better with, you know, the other ellipses and

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MR. BADALY: There is trim around the whole window, yes.
MR. MCINTYRE: How do you execute that? How do you finish that?
MR. BADALY: I could show you a picture.
MR. MCINTYRE: By all means, yes. I see you have it on the window above the door, you have it on the door, you know, you're calling for, I guess, vinyl siding, you have it on the edge boards.
MR. BADALY: If I may.
MR. MCINTYRE: Do you not agree that that's kind of a -- it's just more of a cleaner look. You define the window on all four sides as opposed to kind of top and bottom. It's really just maintaining this detail to the sides of the windows.
MR. BADALY: Absolutely.
MR. MCINTYRE: You trim this thing out, and then when you put the -- it may not warrant you putting the shutters on them. I'm not saying that, but as part of the detailing process, just putting two verticals either side of the windows, I think it kind of creates more of a framed appearance on the windows.
MR. BADALY: Sure.
THE CHAIRPERSON: The other elevations, the back, the sides, I don't see any grills on the windows.
MR. BADALY: It was not proposed.
THE CHAIRPERSON: From the inside, wouldn't that be strange? Also, from the front, the corner, like as you're looking at the building and you're seeing the front and the side, the front looks one way and the side. The windows are, right, black all around?
MR. BADALY: Yes.
THE CHAIRPERSON: From the inside as well, it's going to be kind of strange when --
MR. BADALY: That's what the client is hoping to do, and so that's what we're looking to achieve.
THE CHAIRPERSON: Okay. On the front facade, you have the grills, right, the crosshatching, the windows, and you don't have them on the other sides, like on the side, the back, whatever, so when you're looking at the front, you're looking at the ridge. So obviously we're moving in a positive direction, right, with a little bit of input and certainly a lot of input from our other board member, who is not with us tonight. I would agree with you, I think this is a 180 degree improvement and heading in the right direction. So based on that, I think if you look at the other elevations, right, the back elevation and the side elevation, I think if you're replacing all

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the windows in the home, I think you want to have some degree of consistency and continuity. You want everything to look as good as it can look. I think based on this we're here tonight, and this is a marked improvement. So I think you as a homeowner, with this significant investment that you and your family are looking to make in this, I think you want it to be as cohesive as possible. So if you're putting in all new windows, it's a very, very simple checking that box that you can have the option to have these grills on all of the windows where these grills look similar. There are certain windows where you might not necessarily be able to put the grill in because the window is too small, and the manufacturer, whether it's Andersen or Marvin or Pella, whoever it may be, may say, you know what, we just don't make it for a window of this size and it's not going to look right. That's your answer. But on the windows that are similar to the windows you're using on the front of your home on the sides and the back, I think you certainly want to, you know, check that box and have it. These are simple little tweaks that you can make as part of the design process, that's only going to enhance it, make it better, give it, you know, top curb appeal. It's not going to slow the process down. These little sort of embellishments that we're recommending, we're certainly not telling you you have to do this as opposed to that. We're just giving you our two cents worth in an effort to make this application as good as can be.

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be consistent. I would agree with my colleague, that then all four elevations of your home, you know, speak to the same language, and I think it ties all four sides of your home in. That's my personal opinion as a homeowner myself, somebody who lives here, and somebody who, you know, has an interest in design and having something look as consistent and as good as it can be. So I think you probably want to do that because it's only going to enhance and make the project better.

APPLICANT: Will that delay being approved?

MR. MCINTYRE: No. We're here tonight purely to move this down the road. We made that decision when we met on June 3rd, which actually was my wedding anniversary, that's why I remember that day distinctly. We certainly wanted to reconvene here and, you know, be mindful of this application, not slow the process down, so we can, you know, work with you and obviously maintain your schedule. So we're not looking to sort of hamper that. I, certainly, am not looking to hamper that.

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so it's out there, for the kitchen window and
breezeway windows, I definitely do not want
grills. I want pure sunlight coming in through
my windows. I want to see when the snow is
falling. I want to see the greenery. I want
it to be crystal clear. For the bedrooms and
stuff like that, that's not a problem putting
in the grills.

THE CHAIRPERSON: On the front facade,
nothing is the kitchen; correct?

APPLICANT: No, the back.

THE CHAIRPERSON: I don't think on the
breezeway that would affect your sunlight or
anything like that coming through, and I think
it would improve the way the whole front looks,
but it's not like make or break.

APPLICANT: I have like a screened-in
porch, so I want it to have that feeling of
almost feeling like you're outside.

THE CHAIRPERSON: The other thing I
noticed was the size of the windows flanking
the real front door, there's the set of two and
then the set of three, the height of them. Is
there something inside on the building that
is just a beautiful home that was always here

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making these a little bit shorter?

APPLICANT: No. I noticed that too,
and I picked up on it a little late. That's
just the way they are now and I think they
didn't --

THE CHAIRPERSON: They didn't change
the opening of the existing windows?

APPLICANT: Right. That's the correct
sizes they are now.

MS. UHLE: That's a drafting issue?

MR. MCINTYRE: Well, I think it's not
necessarily the height of the window, it's the
sill of the window. The one on the left of the
front door looks like it's, you know, maybe a
foot shorter than the other one. Again --

APPLICANT: That's existing.

MR. MCINTYRE: -- You're only going to
do this once; right?

APPLICANT: Right.

MR. MCINTYRE: You're replacing every
window.

APPLICANT: Listen, the bigger the
windows --

MR. MCINTYRE: It's a little

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APPLICANT: Say that again.

MS. NEMECEK: Cut sheets of the light you want with the dimensions, and that's something you should bring along to the Planning Board.

MR. MCINTYRE: So if you go to a Highlight or something like that on Central Avenue and you see something -- these look a little tiny.

MS. NEMECEK: Even the ones in the back look a little more.

MR. MCINTYRE: I'm assuming the lights you're looking to use either side of your garage and either side of your sliding doors on the back of the house, you want those to be different than the lanterns you're proposing on either side of the front door.

APPLICANT: Right.

MR. MCINTYRE: If you like something, then you should tell your design professional, hey, these are the lights I like. Either go online, print a cut sheet, put a little picture of these on the drawing so that, you know, the

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Planning Board can look at this and say, okay, you know what, that's nice, is it black, is it bronze. I'm assuming everything is going to be black. Bronze?

APPLICANT: Bronze for the lights because the door is going to be bronze.

MR. MCINTYRE: Okay. The door is going to be bronze. Okay. Would we know that?

APPLICANT: Yes. I believe it says it on the side note there.

MR. MCINTYRE: Number 7. Okay. I don't see that. It says, insulated vinyl entry door.

So that should be your job, not your applicant. All of this information needs to be on the drawing. That's the kind of stuff that we talked about and we need to have on their because we're certainly going to kick this down the road to the Planning Board, but they may end up having the same questions. If those questions are not addressed and answered, as we talked about the last time, you don't want to end up in the -- you want to get the green light. It's July 20th, you need to have all

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your information together. So your applicant can't know more about what should be on these drawings. If the doors are bronze, then you need to have a picture of the door because we want to make sure that if all the windows are black, that, you know, that bronze door matches the windows. If the lights are a certain color, the Planning Board will need to know that the lights, you know, work as part of this elevation. That's all. I think you want that as a homeowner. I would.

APPLICANT: Right.

MR. MCINTYRE: So with all due respect, I think that's your job as the design professional, to make sure all that information is on these drawings.

MR. BADALY: As soon as we have specifications, we'll definitely provide them.

MR. MCINTYRE: I know, but, listen, that's not our job. That's your job collectively.

MR. BADALY: I'm not asking you to do anything.

MR. MCINTYRE: I know, but who are you

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asking for the specifications?

MR. BADALY: (Inaudible.)

THE CHAIRPERSON: That's part of a presentation.

MR. MCINTYRE: That's part of what needs to be on this application. That needs to be incorporated. It should have been incorporated on this submission. It definitely needs to be on the drawings for the Planning Board because that's going to be a condition of this board. So, again, we're looking to try and be as --

THE CHAIRPERSON: Proactive?

MR. MCINTYRE: Exactly. Proactive and trying to understand what you're looking to accomplish here in the time you're looking to accomplish it in, but this information needs to be on the drawings. Again, all of these selections, the roof shingle, you know, the fascia boards, you know, the windows, the garage door, the front door, the wrought iron railing, you know, if you have cut sheets of all of this -- you know, the standing seam copper roof -- if you have cut sheets and

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1 pictures, then I would put all that together in a package, and it can be visible as part of this submission. That's what every other applicant does.

MR. BADALY: (Inaudible.)

MS. UHLE: Shahin, I'll coordinate with you before you go to the Planning Board.

Different applicants do it differently.

Sometimes they put the images right on the drawings, sometimes they have separate.

MR. BADALY: (Inaudible.)

MS. UHLE: Again, you're going to be going to the Planning Board, so he's just indicating what -- if in the future you come to the ARB, either have them separate or on the drawings, and when you go to the Planning Board, again, whatever is most convenient and easy for you. So some applicants provide the catalogue cut sheets just as a separate, you know, 8 1/2 by 11, some put them on the drawings. So I'll coordinate with you prior to the Planning Board. It's just providing the cut sheets for some of the more detailed things like the garage doors. As much as you can.

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1 provide is helpful.

MR. MCINTYRE: The garage door, is that something -- that style garage door, you can get that in a --

MR. BADALY: It's a standard door. We could get you a cut sheet as well for that.

MR. MCINTYRE: Okay. I know we spent a lot of time talking about the elevations, but is there new mechanicals; is there new air conditioning, central air proposed; is there existing AC in the home?

MR. BADALY: In terms of the location of the AC condensers?

THE CHAIRPERSON: Yes.

MR. BADALY: (Inaudible.) I'll provide that information.

THE CHAIRPERSON: Isn't that part of the submission or -- at least for the Planning Board; no?

MS. UHLE: Again, Shahin hasn't been an applicant before this board before.

Typically, if any new condenser units are proposed or if they're existing, that's something that you could show on the site plan.

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1. cut sheets of practically all proposed design elements for the Planning Board. Then if you're proposing condenser units at all, which it sounds like you're not at this point, but showing them on the site plan. The only other kind of comments that sounded like they were more recommendations was, I know one particular member said that she preferred -- the Chairman preferred the wood front doors to the wrought iron. She loves her wrought iron.

APPLICANT: I love my doors. Love them.

MS. UHLE: The other was with regard to the height of the foundation wall, but the architect indicated that that is sort of an existing condition that would be more difficult to comply with. That was it.

MR. MCINTYRE: The only sort of comment I would make regarding the grills is, on some of the smaller windows where the grills won't necessarily make sense, I think we wouldn't make that a hard and fast condition.

So I think it's on all the windows that you know, can incorporate a grill for it to be

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1. consistent, I think that would be something we would like to see.

THE CHAIRPERSON: Margaret, did you review the height of the --

MS. UHLE: Oh, yes, that's on my list too. Sorry, I didn't mention this. The windows to the left and right side of the front door, make them a consistent height.

MR. MCINTYRE: I think that's it. Do you want to make a motion?

THE CHAIRPERSON: Sure.

MR. MCINTYRE: All right. I'll make a motion to approve Application 21-23, located at 4 Hanfling Road, based on the conditions that Ms. Uhle has laid out. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: Okay. Congratulations, happy birthday, and good luck with the project.

APPLICANT: Thank you very much, and thank you for taking the time today to meet with us.

MR. MCINTYRE: Thank you very much.

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STATE OF NEW YORK)

) ss.

COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of August, 2021.

DINA M. MORGAN

Court Reporter
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