

Eastchester Town Clerk
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD SPECIAL MEETING
JUNE 29, 2021

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
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

Dina M. Morgan, Reporter
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TOWN OF EASTCHESTER
Building and Planning Department

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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. MCINTYRE: 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.

THE CHAIRPERSON: Thank you. First on the agenda tonight, old business, Application 21-22, 750 White Plains Road. Welcome.

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

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THE CHAIRPERSON: Good evening, everyone, and welcome to the town of Eastchester Architectural Review Board meeting of June 29th.

First up, if you would all please stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Margaret, if you would, please, the roll call.

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca cannot attend.

We are expecting Carlos Garcia-Bou to attend, but I'm not sure what his status is.

THE CHAIRPERSON: Good. We have a couple of minutes to approve. The minutes from April 1st, do we have enough people here to approve?

MS. UHLE: Yes, we do. Actually, it's not on the agenda, but you can start with the

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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 Villareale and Paul Sysak from John Meyer Consulting, our engineer and planning firm; and also, of course, Ron Hoina, our project architect from Design Development.

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2 Without further ado, I'll turn the
3 floor over to Diego and the rest of our team to
4 take you through the landscaping plan and site
5 plan improvements that we've made.
6 MR. VILLAREALE: Good evening. Nice
7 to see everybody again. As discussed at the
8 last meeting, we really pushed off the
9 discussion on the landscape architecture for
10 the property because we took a step back and
11 looked at a global approach to the design of
12 the overall property, how to handle certain
13 site improvements, and then, most importantly,
14 how to address the existing landscaping
15 conditions on the property as a whole. As Bob
16 had indicated, we worked over the last month or
17 so and developed a comprehensive landscaping
18 plan, which we submitted the black and white
19 hard copy to this board in advance of the
20 hearing this evening. We did prepare a
21 presentation, which we gave to the Planning
22 Board last week, had an opportunity to share it
23 with them. This is the same presentation that
24 was given to them last week. We're sharing the
25 same information. It just provides all that

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2 detail for the landscape architecture, and the
3 design that's been put into the project.
4 I know Ms. Uhle might have mentioned
5 this to you, I am not a landscape architect.
6 Lucille Munz, who was with me at the Planning
7 Board meeting, is the landscape architect
8 designer on record. Unfortunately, because we
9 did pivot to an in-person meeting, she couldn't
10 attend. She's away this week and would have
11 been able to sign on if it was Zoom, but since
12 we're here with you in person tonight, I'm
13 going to go through the presentation tonight.
14 I'm very familiar with the plans, but I do have
15 Paul Sysak with me this evening, who is a
16 registered landscape architect with our firm,
17 that could answer any specific questions that
18 you might have regarding some of the plantings
19 and some of the materials. I really do think
20 we went through and did a comprehensive plan to
21 try to address the sight as a whole.
22 This is the screen. I believe you did
23 get 11 by 17's of this presentation as well, so
24 I apologize if it's hard to read on the screen
25 as a whole. This is a black and white version

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2 of the plan that was submitted to the board.
3 Again, the intention was really to focus in on
4 the building and respect the design of the
5 building. The group, the design team, both
6 Street-Works Development, our landscape
7 architects went back, looked at the history of
8 the building. Raymond Loewy is the architect
9 of the building, which really is somewhat of an
10 important building with a simple architecture,
11 and the type of design that was done by the
12 original architect of record. So taking that
13 information, they really designed a landscape
14 architecture plan that complimented the design
15 of building. We do have a number of new window
16 locations that was incorporated into the
17 perimeter of the building. So all of that was
18 taken into the design of the building as well.
19 This is a rendered version of the site
20 plan. Hopefully you could see my mouse. There
21 we go. Really, again, like we said, it's a
22 comprehensive look at the overall design along
23 the perimeter of the building. Red Buds,
24 Maples, Red Maples and Red Buds were installed
25 or are being proposed to be installed along the

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2 perimeter of the building along the White
3 Plains Road frontage, as well as the New Wilmot
4 Road frontage. There is a number of existing
5 trees that are out there today, but if you have
6 driven by the site, I'm sure you have several
7 times, you could see they're in disrepair. The
8 utility companies have decimated a number of
9 those trees because of the overhead wires along
10 the frontage of the property. So the idea is
11 to really rehabilitate and clear all those
12 trees and plant new vegetation along the
13 frontage of the property. There is a perimeter
14 hedge on the New Wilmot Road frontage and the
15 White Plains Road frontage. The hedge is
16 proposed to remain. There's a couple of pieces
17 of it we want to relocate, but the idea is
18 maintain that hedge, trim it back, and then
19 compliment it with the new trees along the
20 perimeter of the property.
21 Then we broke it apart -- you could
22 see it -- into this A, B, C, D, E and F areas,
23 and that really focused in on in and around the
24 perimeter of the building, and the upgrades to
25 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 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 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 parge 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.

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

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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 Now we start to rotate around the
24 front of the building on White Plains Road.

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

19 In this area too, the Hornbeams
 20 between the windows -- I'll go to the next
 21 slide which really shows it a lot better, which
 22 is the elevation again. You see in this area
 23 here -- again, please, the rendering, we do the
 24 best we can to match the trees that are being

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1 shown, that's why we incorporated another photo
 2 that shows what that Hornbeam hedge would
 3 really look like. The intention is to create
 4 that green wall up against that white
 5 background, and we really thought that would be
 6 a suitable plan to creat that backdrop along
 7 that frontage. This just shows how we're
 8 carrying that thought process in between the
 9 windows and introducing additional trees there.
 10 The existing hedge that's located in this area
 11 here right under that overhang, we're going to
 12 prune that back, clean it up. It is in
 13 generally good condition. The idea is to
 14 maintain it and prune it back in that area.

15 Rotating around to the New Wilmot Road
 16 frontage of the property, again, this is a
 17 portion of the building that is not proposed to
 18 be occupied at this time. This is one of the
 19 vacant tenant spaces that's shown on building,
 20 but, regardless, we'll address the concrete
 21 sidewalks and the landscaping along the front
 22 of the property, and carry that same concept
 23 around the entire portion of the building. So
 24 all the landscaping is being replaced. You

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1 have the Sweet Gums with low grasses, Japanese
 2 Maples shown at the corner of the main entrance
 3 of the building, and then you have some
 4 planters that are being installed with
 5 evergreens within them as well.

6 The front entrance or the entrance off
 7 of New Wilmot Road, there's that right in, that
 8 one way entrance, because of some sight
 9 distance issues, what we're actually doing,
 10 this is where we're removing a portion of the
 11 hedge and possibly relocating it to another
 12 portion of the site, but this is where we would
 13 open up this driveway to clean up the sight
 14 distance issue at that area, but then introduce
 15 two landscaped islands on either side that's
 16 shown in these blue circles. Again, that would
 17 be perennials and grasses located in that area
 18 there.

19 The back of the building, as Lucille
 20 had indicated at the Planning Board meeting,
 21 there's not a lot of real estate to work with
 22 in the back portion of the building. We're
 23 really dealing with a limited amount of space
 24 next to those main entrances. There are a

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1 couple of landscaped islands, which we're
 2 proposing to incorporate some Ginkgo trees, and
 3 then also add some planter boxes. Again, the
 4 rendering I think just helps show it a bit
 5 better. This shows the reset cobbles along the
 6 base of those planter areas, all the new
 7 sidewalks that would be installed, and then
 8 adding the evergreen shrubs in those planters
 9 on either side of the main entrance of the
 10 building itself.

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

21 Lucille did put together a plant
 22 pallet to help understand the different
 23 varieties of plants that have been incorporated
 24 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 two 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 Then just finishing off, these are the
 20 overall renderings that show the entire facade
 21 along White Plains Road, how it's being treated
 22 and cleaned up, the lighting, the landscaping,
 23 the building facade with the windows. Again,
 24 continuing along White Plains Road showing the

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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 Finally, we're just wrapping up back
 8 to the overall landscaping plan. That's a
 9 general overview of the plan itself. Happy to
 10 answer any questions that you might have
 11 specific to what's being proposed. Again, it
 12 was really just an attempt to provide a
 13 comprehensive look at the site as a whole.

14 THE CHAIRPERSON: There is something
 15 that I noticed with the existing site
 16 improvements, this page here. That railing, I
 17 don't know if you addressed what is going to
 18 be --

19 MR. VILLAREALE: The railing is going
 20 to be removed. The railing is there because if
 21 you zoom in you see there's actually a double
 22 curb there. It's almost like a tripping hazard
 23 because of the way it is. The curb has been
 24 painted yellow, but there is almost two steps

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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 THE CHAIRPERSON: Okay. Also, some of
 6 the trees I guess it is along White Plains
 7 Road, are they really close to the road? Like
 8 do you have to worry about the salt on the road
 9 for any of those trees or plantings?

10 MR. VILLAREALE: Well, similar to what
 11 we were dealing with in the past, there is the
 12 sidewalk along the entire frontage of the
 13 property, so you do have a snow shelf that is
 14 there. Plus, you have a sidewalk and then the
 15 trees are being planted beyond that. So we're
 16 trying to keep it back from the roadway as far
 17 as possible. Either way, there's not a lot of
 18 the real estate between the parking lot and the
 19 roadway. We're kind of splitting the
 20 difference almost between the two.

21 THE CHAIRPERSON: Okay. Then the
 22 other trees that you are removing because they
 23 got chopped down and whatever --

24 MR. VILLAREALE: There's not that

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1 many. It's not like there's a whole continuous
 2 row, there's really only a few that are left
 3 there, and they have been really hacked pretty
 4 bad.

5 THE CHAIRPERSON: So what you're
 6 putting back, is it going back in the same
 7 places or in maybe --

8 MR. VILLAREALE: There's more.

9 THE CHAIRPERSON: -- Alternate places?

10 MR. VILLAREALE: It's alternate
 11 locations. I mean, some of it might overlap
 12 just based on the placement. What we really
 13 went for was a continuous row of plantings. So
 14 you're getting that 40 foot spacing, so you're
 15 going to have a nice continuous row of
 16 plantings along the roadway.

17 THE CHAIRPERSON: What I really mean I
 18 guess is, are you setting yourself up for that
 19 same haircut by Verizon or whomever did it?

20 MR. VILLAREALE: As Paul was
 21 indicating right now, it's a smaller tree
 22 that's being specified.

23 MS. UHLE: When Lucille did her
 24 presentation, she made clear like the Red Buds

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

4 THE CHAIRPERSON: Great.

5 MS. UHLE: I'm also assuming -- I
6 mean, I'm familiar with Red Buds, but typically
7 if a landscape architect proposes any
8 landscaping within a parking lot, they're going
9 to be pretty hardy and salt tolerant as well.
10 They have to be because of that condition.

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

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

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

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

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

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

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

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

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

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

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

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

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the building, and the tenant for the office space that's going into that is an affiliate of HBC. So they have a tenant within the building, there is always a desire to try to maintain the property to the best of their abilities. Again, they have a tenant within the space themselves as well. All the space will be maintained. I'm sure that's going to be a requirement of the approvals.

MR. MCINTYRE: I have one other question that's not necessarily related to the landscape plan and presentation, but I guess I can ask it, Margaret. In looking at the elevations and, you know, understanding that this building will be comprised of a number of different components, is there any thought at this early stage as to any sort of signage, you know, on the variance components, and, you know, is that going to be sort of consistent with the four, five or six different potential tenants that make up this parcel?

MR. VILLAREALE: The applicant at this point is in the process of branding, so even for the tenant that's proposed to occupy the

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space, they don't have the branding in place yet. So what we've committed to is, we're going to have to come back with a signage package for the tenant, and we'll address that at that time.

MR. MCINTYRE: Right. But in terms of the other, will there be some sort of a, you know, design aesthetic that will be sort of a cadence or a continuation of all of the other signs on the building? Will they be similar, will they be dissimilar?

MR. VILLAREALE: I don't think it's something I could necessary address right now because we don't have the specific tenants in place. I would assume that the intention would be to keep everything consistent, but not knowing the tenants, it's kind of an impossible question to answer at this point. That's why we're committed to coming back when we do have a signage design in place.

MR. MCINTYRE: Right. I think that the style of architecture and the simplicity of, you know, the facade and the sort of clear -- I guess the facade and flatness of the

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facade, I think sort of simplicity and consistency is probably, you know, better than -- dare I say -- gaudiness. Again, we would just ask, you know, to sort of keep that in the back of your mind, whether it's any sort of ambient lighting or up lighting or down lighting, you know, as part of that overall branding, and any other sort of signage that may come into play as part of the evolvement of this process.

MR. VILLAREALE: We'll certainly keep that in mind, and again, we will be back before you when we do have a signage package together.

MS. UHLE: Laura Raffiani is the Chair of the sign committee, and she's actually very tough.

MS. NEMECEK: I was complimenting the planting that you had in the back in the huge parking lot. Will you be doing any kind of water recharge, ground water recharge? No?

MR. VILLAREALE: Nothing supplementing beyond, you know, some of the things that we're doing right now, but because we are cutting in those additional islands, we are reducing

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impervious area. So by default we are introducing some ground water recharge measures. Yes, it is limited, but by reducing impervious areas, we do get to take a little bit of credit for reducing and getting some more infiltration into the ground.

MS. NEMECEK: Great. I think it looks good.

MR. MCINTYRE: Is there any -- again, I do think there is some sort of a landscape lighting currently because this will be, you know, more of an office type usage in this building, and again, I think with the introduction of all this very nice landscaping, have you guys given any consideration to possibly illuminating the, you know, various elevations and facades of this building just to kind of enhance it more sort of in the evening or sort of after hours?

MR. VILLAREALE: The question regarding landscape lighting came up with the Planning Board as well. It was something we said we would certainly take a look at, and go back and consider maybe possibly incorporated

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

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

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

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

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MR. VILLAREALE: Understood.

THE CHAIRPERSON: Anything else?

MS. NEMECEK: No.

THE CHAIRPERSON: All righty then, if
there are no further questions, maybe we'll
open it up for a public hearing. Actually, it
is open.

MS. UHLE: You should still make a
motion to reopen it.

THE CHAIRPERSON: Okay. So I would
like to make a motion to reopen Application
21-22, 750 White Plains Road, for a public
hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Is there anyone here
from the audience who would like to get up and
say something, have questions? No?

MR. MCINTYRE: Only nice things.

THE CHAIRPERSON: Yes, only nice
things allowed. So I guess that's it.

MS. UHLE: Make a motion to close.

THE CHAIRPERSON: Make a motion to

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1 close. I make a motion to close the public
2 hearing for Application 21-22, 750 White Plains
3 Road.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: So then I would like
to make a motion to send Application 21-22 to
the Planning Board with a recommendation of
approval.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: All righty. Thank
you very much, folks. Thank you for your hard
work.

MR. VILLAREALE: Thank you.

MR. MCINTYRE: Thank you very much.

THE CHAIRPERSON: Next up on our
agenda this evening, Application 21-23, 4
Hanfling Road. Good evening.

MS. UHLE: Before you begin, I just
want to make sure -- Gary, can you get the
camera on the easel? Yes. Okay. Go ahead,

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1 Shahin. Shahin, you could start.

MR. BADALY: Ok, great. Good evening.

My name is Shahin Badaly, representing Badaly
Engineering at 2 Wilson Place, Mt. Vernon, New
York 10550. I have before you the application
for 4 Hanfling Road. We were here last month.

This is a major horizontal enlargement
of an existing single family dwelling. I would
like to go through some of the substantial
changes that we've made on this new proposal,
and then hopefully take any questions that you
have on the design.

First of all, in terms of the bulk, on
the front, we've recessed that area that is
between the garage and the main portion of the
house. That allows for that differentiation in
the ridge heights, as well as a little bit of
shading to occur in that location.

Additionally, we added a roof above
the garage door, that's a copper roof. As well
as, the windows have all been updated to be a
black window. I do want to mention the
drawings mention Andersen 200 Series; however,
that's not available in black, so we are

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1 looking to do Andersen 400.

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

16 So that kind of touches base on the
17 part. I'm just going to flip the page.

18 So I do want to mention, we have two
19 substantial changes on that rear elevation.
20 The first of which being, that we now have a
21 balcony proposed off the master bedroom that is
22 about 3 foot 5 inches from the back wall. It's
23 a cantilevered balcony. On the first floor,
24 the deck has been provided a staircase. It

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

5 The last portion I'll mention, if we
6 do remember, on the side of the house -- I
7 removed that door and that stairway that was
8 also illegally constructed previously. I'll
9 just flip the page now. So the on the top left
10 of that elevation, you could see the door and
11 the stair. So that's going to removed, and so
12 there won't be any access directly towards the
13 neighbor over there.

14 I'm just going to flip back to the
15 front elevation so you could see it. I believe
16 that kind of touches base on most of the
17 comments. The only other thing I'll mention is
18 that the color of the foundation was also
19 modified to more of a beige stone color.

20 I guess I did forget a couple of more
21 things on the front there. We added some
22 keystones, as well as some trims above the
23 windows, and a small sill below them. The size
24 of the shutters and the size of the windows

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1 were adjusted. I do want to mention that we
2 did previously also have egress windows out the
3 side and the back of those bedrooms so they
4 were compliant, but we have not provided
5 additional larger egress windows on the front,
6 both for safety, as well as for visual
7 preference. The garage door is like a carriage
8 style door with the X's, as well as some
9 glazing above it.

10 I do believe that touches base on all
11 the changes, so if you have any questions.

12 THE CHAIRPERSON: With regard to the
13 side lights kind of on -- or the windows next
14 to the secondary door, was there a reason why
15 you didn't put the divided lights in that area?

16 MR. BADALY: It was a styling
17 preference. That's really all it came down to.
18 We had them in originally, and then we took
19 them out. We felt that we preferred them that
20 way, so it was just a styling preference.

21 THE CHAIRPERSON: To me it actually
22 looks like something is missing. When I looked
23 at it, the first thing I noticed was that they
24 just didn't look like they fit in with the rest

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1 of the fenestration on the front of the house.
2 So I think that could use some grills.

3 So the bottom here, it seems to be on
4 the sketch -- is there stone or brick at the
5 foundation level?

6 MR. BADALY: Correct. So it would be
7 proposed to be like a beige stone on the front,
8 and then just a painted foundation on the sides
9 and back.

10 THE CHAIRPERSON: The siding, is that
11 going to be new? It has to be all new; right?

12 MR. BADALY: All new white siding,
13 correct.

14 THE CHAIRPERSON: Is there a reason
15 why -- could that come up a little higher, the
16 stone? It looks a little skimpy on that kind
17 of not quite a water table. I don't know,
18 maybe you could give it a little bit more --

19 MR. BADALY: I will mention, that's
20 the differentiation between the foundation wall
21 and the frame wall above it. It would require
22 a little bit of work to get that done. It's
23 not impossible, but it would be a little more
24 substantial.

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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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sort of more flat arches that are kind of going on in this elevation.

THE CHAIRPERSON: By any chance, do you have the rendering of the previous submission?

MR. BADALY: I have it electronically, but I do not have it printed.

THE CHAIRPERSON: The front door on that one was a double door, but it was a wooden door, right, a double wooden door?

MR. BADALY: Correct.

THE CHAIRPERSON: I like that door. I think it fits the house more. I think it works with, again, the garage door, the rest of the character of the home. These kind of have, I don't know, like a Mediterranean feel or something to them. Something that just doesn't -- those other doors were so, like, nice, strong, this is the front door kind of a look. This looks like, I don't know, almost like it could be the storm door, you know, with a grill like that.

MR. BADALY: They're very detailed. They are quite pretty if you see them in

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person, but I do understand your concern.

MR. MCINTYRE: If I may, and maybe this is just the way your CAD drawing has kind of picked up on the elevation, but all of the trim boards around the windows, it looks like the sides have kind of been sort of blacked out by the shutters. Are all of the windows, the new windows openings, are they all trimmed?

MR. BADALY: It wasn't proposed to be trim on the sides where the shutters were, only on the side and rear elevations that didn't have the shutters, and to bring the shutters right up to the capping of the siding.

MR. MCINTYRE: Say that again. It wasn't proposed?

MR. BADALY: Was not, correct.

MR. MCINTYRE: By you and your client; right?

MR. BADALY: Correct. It was strictly proposed to put the trim on top with keystone and a piece on the bottom, and then the shutter would come up to cap on the window.

THE CHAIRPERSON: But on the windows that don't have shutters, then --

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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

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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 cross hatching, 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

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building -- obviously, you never look at the building like this, right, you're kind of coming down the road and you see the side and the front together as one, to see the front ones with the grills and the side ones without the grills is going to look weird from the outside. It's going to look weird from the inside too. If you're in the room and you turn to one wall and you got the grills and you turn to the other wall and, you know, it just is going to look kind of strange from that.

MS. UHLE: Would you mind coming up to the microphone that way we get you? That would be fine. Thank you.

APPLICANT: A lot of the homes in the area are exactly that same way, so I was kind of just driving around the neighborhood to get ideas.

THE CHAIRPERSON: Okay.

APPLICANT: Actually, they have multiple -- you know, like they have different designs on the first floor and front showing and they have different designs on the top. You know, I go walking as well as around the

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neighborhood, and the sides and the back were all one way. So I kind of drive around and walk around to try to get ideas. This is my first time, you know, having to do something like this.

THE CHAIRPERSON: Okay. What do you think, Enda?

MR. MCINTYRE: Well, let me ask you a question as the homeowner, right; do you like this better than the last time?

APPLICANT: I'm in love with it.

MR. MCINTYRE: You're in love with it.

APPLICANT: In love. Like obsessed with it.

MR. MCINTYRE: Right. 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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1 the windows in the home, I think you want to
 2 have some degree of consistency and continuity.
 3 You want everything to look as good as it can
 4 look. I think based on this we're here
 5 tonight, and this is a marked improvement. So
 6 I think you as a homeowner, with this
 7 significant investment that you and your family
 8 are looking to make in this, I think you want
 9 it to be as cohesive as possible. So if you're
 10 putting in all new windows, it's a very, very
 11 simple checking that box that you can have the
 12 option to have these grills on all of the
 13 windows where these grills look similar. There
 14 are certain windows where you might not
 15 necessarily be able to put the grill in because
 16 the window is too small, and the manufacturer,
 17 whether it's Andersen or Marvin or Pella,
 18 whoever it may be, may say, you know what, we
 19 just don't make it for a window of this size
 20 and it's not going to look right. That's your
 21 answer. But on the windows that are similar to
 22 the windows you're using on the front of your
 23 home on the sides and the back, I think you
 24 certainly want to, you know, check that box and
 25

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

12 APPLICANT: Will that delay being
 13 approved?
 14

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

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1 think because we're all here, and because we're
 2 reviewing it, and no question it's better than
 3 when we saw it the last time. We want to make
 4 sure we address all four sides as opposed to
 5 one side. I understand that, you know, this is
 6 your first time doing this, and I respect that,
 7 and you're only basing it on examples of homes
 8 you've seen and you're looking to be similar as
 9 opposed to dissimilar, but I think you have the
 10 opportunity to make this home a special home,
 11 something new that's going to have, you know,
 12 upgraded curb appeal, which it absolutely will
 13 have, and I think you want it to be as good as
 14 it can be. These are simple little tweaks that
 15 you can make as part of the design process,
 16 that's only going to enhance it, make it
 17 better, give it, you know, top curb appeal.
 18 It's not going to slow the process down. These
 19 little sort of embellishments that we're
 20 recommending, we're certainly not telling you
 21 you have to do this as opposed to that. We're
 22 just giving you our two cents worth in an
 23 effort to make this application as good as can
 24 it can be.
 25

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1 MS. UHLE: If I could just say
 2 something. So anything that they say tonight,
 3 you're going to the Planning Board under any
 4 circumstances to the July 20th meeting, and so
 5 these would be considered conditions of
 6 approval or recommendations to the Planning
 7 Board. I think I can say this, normally I
 8 wouldn't, especially as far as this has come,
 9 so what would happen is they may recommend that
 10 you have grills on all the windows, they'll
 11 make that a recommendation so that when you
 12 come to the Planning Board, Shahin will say,
 13 we've agreed to put grills in all of the
 14 windows. So it will not slow down your
 15 approval process at all. Some of their
 16 recommendations they may state more strongly
 17 that they really think you should comply, and
 18 others may be a recommendation and it boils
 19 down to your level of comfort or taste. When
 20 they finish this process here, we'll go over
 21 all of these, and then you would just present
 22 them to the Planning Board, the ones that you
 23 decided to incorporate.
 24

25 APPLICANT: So I just want to say just

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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

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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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reframing, you know, to cut the size of the opening down. You know, you're ordering a new window, whether it's 12 inches higher so that you have some balance, it's sort of consistent and it matches the one on the other side, I kind of think if you draw it, if your architect or your engineer draws it for you and you see it, you'll probably say, yes, I like this rendition as opposed this. Right now, you're looking at it because that's the way it is, but I think if you draw it where they're the same height, now's the time to do it. You're buying a new window, maybe you're just paying for a window that's a little bit taller, but I think at the end of the day, that's a better move to make.

THE CHAIRPERSON: I think another just general goal of this addition or this whole renovation that you're doing is that the end product looks like it was meant to be that way all along. To do these little small tweaks, it helps that, it helps achieve that, and make it look like, oh no, this is not an addition, this is just a beautiful home that was always here

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kind of a thing. I think that's the end goal you want to see. These little things that look a little awkward to the eye, those are the things that will take away from that end product that you want to get for sure. I think this is so much better. I like also that the columns got a little thicker, that helps. There are a lot of things here. The removal of the gable here. There's quite a few things, in and out, the way it worked.

APPLICANT: It was tough because we were going back and forth through e-mail because everything was closed at the time, so there was just a lot of miscommunication too.

MS. NEMECEK: I just have one comment. The lights in the front at your front entry can be a little bit bigger. They're a little too small in scale for the facade. So if you have bigger lights on each side of that door, it's going to make a grander entrance.

MR. MCINTYRE: Again, that is something that typically we kind of get images of the type of lighting.

MS. NEMECEK: You should have they

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1 call them cut sheets.

2 APPLICANT: Say that again.

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

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

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

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

19 APPLICANT: Right.

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

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

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

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

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

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

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

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

12 APPLICANT: Right.

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

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

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

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

24 MR. MCINTYRE: I know, but who are you
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1 asking for the specifications?

2 MR. BADALY: (Inaudible.)

3 THE CHAIRPERSON: That's part of a
4 presentation.

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

13 THE CHAIRPERSON: Proactive?

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

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1 pictures, then I would put all that together in
2 a package, and it can be visible as part of
3 this submission. That's what every other
4 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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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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Often for new condenser units, the board may
say provide some shrub screening or something
like that.

MR. BADALY: (Inaudible.)

THE CHAIRPERSON: Do you want to open
the public hearing?

MR. MCINTYRE: Yes, let's do that.

THE CHAIRPERSON: I would like to make
a motion to open Application 21-23, 4 Hanfling
Road, for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Is there anyone here
that would like to get up and speak regarding
the application? Yes? No? You're okay?
Nobody else left.

MR. MCINTYRE: It's your birthday?

APPLICANT: Yes.

MR. MCINTYRE: I think it's going to
be a good birthday.

APPLICANT: Thank you.

THE CHAIRPERSON: All righty. So then
I'll make a motion to close Application 21-23

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for a public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

MS. UHLE: How about if I go over the
recommendations?

THE CHAIRPERSON: Yes.

MS. UHLE: So these are the conditions
of approval when they refer it to the Planning
Board. I'll go over the ones that I think were
the most significant, then it sounded like
there were a couple that were a matter of
preference.

The first is to add trim to the side
of the windows. The other is to add grills to
all of the windows, except for I understand the
applicant would prefer the side lights at the
breezeway to not have the grills, but otherwise
to add grills to the windows on all building
elevations. To flatten the curve on the top of
the window above the front door to make it more
elliptical rather than so round. To provide
bigger lighting fixtures, sconces at the front
and the rear elevations. To provide catalogue

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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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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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Happy holiday.

THE CHAIRPERSON: I would like to make a motion to close the Architectural Review Board meeting of June 29, 2021.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Thank you and good night, everyone.

MR. MCINTYRE: Good night. Happy July 4th.

(MEETING ADJOURNED.)

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C E R T I F I C A T I O N

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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CORRECTION SHEET

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CORRECTION

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