

1

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
JUNE 4, 2020

MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
(914) 469-6353

DINA M. MORGAN, REPORTER

TOWN OF EASTCHESTER  
Building and Planning Department

SEP 18 2020

RECEIVED

3

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

EASTCHESTER ARB - 6/4/2020

THE CHAIRPERSON: Okay. The minutes. I would like to make a motion to approve the minutes from the February 6th, 2020 meeting. All but Silvio attended that meeting. Any comments or amendments to that? (No comments.)

THE CHAIRPERSON: I would like to make a motion to approve those minutes.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor. (Aye)

THE CHAIRPERSON: Then also the March 5th minutes. Everyone but Carlos was present at that meeting. So I would like to make a motion to approve those minutes for the March 5th meeting.

MS. NEMECEK: Second. (Aye)

THE CHAIRPERSON: So then we'll go on to the rest of the meeting. All of these applications now that we are putting forth, all the items on the agenda are public meetings. If you want to make a comment, you can use the raised hand feature on Zoom, which is also star

DINA M. MORGAN, REPORTER

2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

EASTCHESTER ARB - 6/4/2020

THE CHAIRPERSON: Can we do the Pledge of Allegiance now?

MS. UHLE: Sure.

THE CHAIRPERSON: Okay. So would everyone please stand for the Pledge of Allegiance. (Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, please do the roll call.

MS. UHLE: Okay. We have Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Laura Rafflani.

THE CHAIRPERSON: Here.

MS. UHLE: I think that is it. Enda is having difficulty joining the meeting. I think, unfortunately, we'll just have to proceed without him. I'm not quite sure what that issue is.

DINA M. MORGAN, REPORTER

4

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

EASTCHESTER ARB - 6/4/2020

nine on the call in. Margaret will acknowledge you and invite you to speak.

At that point, you could un-mute your microphone, state your name and address, and address your comments to the Board only, please.

MS. UHLE: Okay. Laura?

THE CHAIRPERSON: Yes.

MS. UHLE: For 124 Wilmot Road I don't see the applicant for that, so let's begin with 100 Johnson Road.

THE CHAIRPERSON: Okay. So agenda item number 2 is for Application 20-10 for 100 Johnson Road.

MS. UHLE: Here we go. Adamo, did you have any problem joining the meeting?

MR. MAIORANO: No, it was totally fine.

MS. UHLE: Okay. Thank you. Go ahead.

MR. MAIORANO: Nice to see everybody again -- I hope all is well -- even though it's over a video conference. I'll begin.

My name is

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/4/2020

1 Adamo Maiorano from Community Designs and  
2 Engineering. We are proposing additions and  
3 alterations to 100 Johnson Road. I'm going to  
4 share my screen so I could go over to the  
5 drawings. Just one second. Can you see the  
6 screen?

7 THE CHAIRPERSON: Yes.

8 MR. MAIORANO: Okay. So basically as  
9 the house exists today, it's situated in the  
10 front right corner of the lot. It's very tiny.  
11 I guess you could say it's really in the  
12 southwest corner of the lot.

13 What we are proposing is an addition  
14 to the left side, which is an attached garage  
15 and dormer above, which a bedroom is located in  
16 that area, and most of the addition is located  
17 in the rear property in the rear yard along  
18 with a proposed deck over the first floor  
19 elevation. Because of the grade change, it  
20 makes a better condition.

21 I'll go down to the elevations. The  
22 house is going to receive complete new finishes  
23 throughout. The front elevation, there's  
24 existing it's like stucco stone finish. We're  
25

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/4/2020

1 going to remove that and install new thin stone  
2 veneer throughout that portion of the front  
3 elevation. The existing portico was kind of  
4 finished with this single pane glass structure  
5 on the sides and front. We're going to remove  
6 that and bring it back to an open portico with  
7 new AZEK wrapped columns, new fascia board and  
8 everything. The addition and the rest of the  
9 house will be clad with a white HardiePlank  
10 siding, architectural shingle roofing, which is  
11 black charcoal. The windows will be Andersen  
12 simulated divided light windows with the grills  
13 as depicted. It's black accent windows and  
14 black grills. All the fascia and everything  
15 else is AZEK trim, white AZEK trim. The garage  
16 door is a black door, as depicted in the  
17 catalogue cut, as well as the front door. It  
18 has sort of a farmhouse kind of feel to it.  
19 The back of the house, again, is most of the  
20 similar finishes. The back deck will be  
21 finished with white AZEK around and black PVC  
22 railing. As far as lighting, there's sconce  
23 lighting along the front door, as well as like  
24 a barn light above the garage door. The

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/4/2020

1 condensers will be located in the rear below  
2 the deck.

3 You could sort of see the picture of  
4 the existing front elevation if I go through  
5 the pictures. These are the neighborhood  
6 pictures and the front street-scape so you  
7 could get a better idea of how -- as it sits  
8 today, the house is not really -- it sort of  
9 stands out in the neighborhood. What the  
10 addition will sort of help really do is fit it  
11 in. If you look at the street-scape, how the  
12 existing garages are on the existing residences  
13 on the neighboring residences throughout the  
14 neighborhood, it will sort of tie it better  
15 into the neighborhood today.

16 That's pretty much about it for that.  
17 I'm open to any questions and comments.

18 THE CHAIRPERSON: The siding color, is  
19 that white?

20 MR. MAIORANO: Yes, it's white.

21 THE CHAIRPERSON: It's basically a  
22 black and white scheme, and then the stone is  
23 like a natural grayish neutral?

24 MR. MAIORANO: Exactly, yes. Then the  
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/4/2020

1 front stoop will be the same matching stone  
2 veneer, as well as that little water table in  
3 the front by the garage with a bluestone cap to  
4 it.

5 MS. NEMECEK: It really needs some  
6 landscaping.

7 MR. MAIORANO: Yes, of course. We'll  
8 do all new landscaping on the right side and  
9 the left and really help it out.

10 MS. NEMECEK: I like how you show the  
11 street-scape. You're bringing it back up to  
12 the street-scape. It makes it look a lot  
13 better.

14 THE CHAIRPERSON: Any other questions  
15 or comments, Board members?

16 MR. GARCIA-BOU: I just want to say  
17 that I like the front of the house. I love the  
18 stone that you added to the bottom part of the  
19 front of the existing house. I saw that you  
20 did add some on the new addition, but I think  
21 it looks great. I like it.

22 MR. MAIORANO: Thank you.

23 MS. NEMECEK: I think it looks really  
24 good. I think it's a really great improvement.  
25

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 6/4/2020  
 2 THE CHAIRPERSON: It's an improvement,  
 3 yes, for sure.  
 4 MR. GARCIA-BOU: It's a very steep  
 5 house, the backyard.  
 6 MR. MAIORANO: Exactly, yes. We're  
 7 leveling off a little bit with a retaining wall  
 8 towards the rear end. It basically slopes  
 9 down, so we're just kind of taking on that  
 10 natural grade with a small patio and the  
 11 proposed deck as well.  
 12 MR. GARCIA-BOU: How high is that  
 13 interlocking wall on the back?  
 14 MR. MAIORANO: It's about five and a  
 15 half feet the maximum. That was proposed on  
 16 another application that we submitted, but,  
 17 yes, five and a half feet is the maximum height  
 18 that we're going with on that.  
 19 MR. GARCIA-BOU: It doesn't require  
 20 any fencing on that at all?  
 21 MR. MAIORANO: There's a landscaping  
 22 buffer around it, but if there's no walkway or  
 23 anything around it, then --  
 24 MR. GARCIA-BOU: Okay.  
 25 MR. MAIORANO: Certainly landscaping  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 will definitely bring it out as well, front and  
 3 back.  
 4 MR. GARCIA-BOU: You're putting new  
 5 windows on the whole house?  
 6 MR. MAIORANO: Yes, new windows  
 7 throughout the entire house. It's sort of that  
 8 white and then the black accent kind of theme,  
 9 and new shutters, sort of like barn style  
 10 shutters on the front windows on the second  
 11 floor.  
 12 THE CHAIRPERSON: So then the windows  
 13 themselves are all black?  
 14 MR. MAIORANO: Yes. The AZEK trim  
 15 around it is white, but the divided light and  
 16 the windows are black, yes. Very small. The  
 17 little trim around the window and the dividers  
 18 are black.  
 19 THE CHAIRPERSON: I like black  
 20 windows. It's just they look -- (Inaudible.)  
 21 MR. MAIORANO: That's the computer.  
 22 They're the typical black.  
 23 MR. GARCIA-BOU: (Inaudible.)  
 24 MR. MAIORANO: You broke up a little  
 25 bit. What was that?  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 MR. GARCIA-BOU: The railings in the  
 3 back on the deck, what kind of railings are  
 4 those?  
 5 MR. MAIORANO: They're black PVC  
 6 railings.  
 7 MR. GARCIA-BOU: Thank you.  
 8 MR. MAIORANO: There's a picture right  
 9 there.  
 10 MR. GARCIA-BOU: Got it.  
 11 THE CHAIRPERSON: Will the deck be  
 12 like that also, like a simulated wood?  
 13 MR. MAIORANO: Yes. We're going to do  
 14 a composite Trex decking as well. You won't  
 15 really see the decking, but the frame around it  
 16 will be white AZEK around the framing of the  
 17 deck, and the post will be clad with a white  
 18 AZEK as well.  
 19 THE CHAIRPERSON: The stringers on the  
 20 stairs too?  
 21 MR. MAIORANO: That will be all clad  
 22 with white AZEK, yes. Then the Trex will be  
 23 the decking.  
 24 THE CHAIRPERSON: Any other questions  
 25 or comments before I open it up for the public  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 hearing?  
 3 (No comments.)  
 4 THE CHAIRPERSON: So I would like to  
 5 make a motion to open this application for a  
 6 public hearing.  
 7 MS. NEMECEK: Second.  
 8 THE CHAIRPERSON: All in favor.  
 9 (Aye)  
 10 THE CHAIRPERSON: Margaret, I don't  
 11 know if there are any other attendees?  
 12 MS. UHLE: Actually, nobody has raised  
 13 their hand, so you don't have any public  
 14 comments.  
 15 THE CHAIRPERSON: It looks like Enda  
 16 has joined us.  
 17 MS. UHLE: Yes.  
 18 MR. MCINTYRE: That link worked,  
 19 Margaret.  
 20 MS. UHLE: We're missing an applicant.  
 21 I sent that to him as well. Hopefully, he  
 22 didn't have any problems. I don't know.  
 23 THE CHAIRPERSON: Just for the record,  
 24 Enda McIntyre is present at the meeting.  
 25 We just opened the public meeting for  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 this application.  
 3 Enda, did you have any comments on  
 4 this application?  
 5 MR. MCINTYRE: I looked at it. It  
 6 looks nice. It looks good.  
 7 THE CHAIRPERSON: Okay. So Margaret,  
 8 we don't have any outside -- the public meeting  
 9 is -- there are no replies; right?  
 10 MS. UHLE: No, we do not have anyone  
 11 wanting to comment on the application.  
 12 THE CHAIRPERSON: Then I'm going to  
 13 make a motion to close the public hearing for  
 14 Application 20-10.  
 15 MR. GARCIA-BOU: Second.  
 16 THE CHAIRPERSON: All in favor.  
 17 (Aye.)  
 18 THE CHAIRPERSON: On to the next.  
 19 MS. UHLE: Did you approve the  
 20 application?  
 21 THE CHAIRPERSON: Sorry. Sorry about  
 22 that one step we skipped.  
 23 MR. MAIORANO: No problem.  
 24 THE CHAIRPERSON: I make a motion to  
 25 recommend Application 20-10 for approval to the  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 Planning Board.  
 3 MR. GARCIA-BOU: Second.  
 4 THE CHAIRPERSON: All in favor.  
 5 (Aye)  
 6 THE CHAIRPERSON: Thank you very much.  
 7 MR. MAIORANO: Thank you, guys. Bye.  
 8 MS. UHLE: In a minute, we'll have the  
 9 next applicant, Anthony Gizzo, 95 Parkway  
 10 Circle. We should be seeing him. There he is.  
 11 MR. GIZZO: Hello.  
 12 MS. UHLE: Hi.  
 13 THE CHAIRPERSON: So next up is  
 14 Application 20-14 for 95 Parkway Circle.  
 15 Welcome. You're up.  
 16 MR. GIZZO: Is that me?  
 17 THE CHAIRPERSON: That's you.  
 18 MR. GIZZO: How are you? I'm Anthony  
 19 Gizzo from R & A property ventures. We're  
 20 proposing a two story alteration addition on  
 21 this project. Let's see if I could share that.  
 22 Bear with me --  
 23 MS. UHLE: That looks good.  
 24 MR. GIZZO: -- I'm a little new at  
 25 this.  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 That is the house that sits on the  
 3 property as we speak. We propose to take off  
 4 the top layer and add a new master bedroom and  
 5 three additional bedrooms, two bathrooms,  
 6 walk-in closets, alteration on the first floor  
 7 to the kitchen with a new two car garage.  
 8 THE CHAIRPERSON: Anthony, can you  
 9 reduce it a little bit so we could see the  
 10 whole page on the screen? Okay.  
 11 MR. GIZZO: Is that good?  
 12 MR. MCINTYRE: Take it down so we  
 13 could see the front elevation. That's better.  
 14 THE CHAIRPERSON: Perfect.  
 15 MR. GIZZO: We also are doing Hardie  
 16 Board siding. The color that we picked was  
 17 sandstone beige with AZEK trim, white garage  
 18 doors. There is a sample on here somewhere, I  
 19 just don't know where I put it, but I'll get to  
 20 that in a second. We're doing Andersen windows  
 21 white on white, white grills, 3 foot door with  
 22 side lighting. That's basically it. It's  
 23 pretty cut and dry.  
 24 THE CHAIRPERSON: So the rear  
 25 elevation doesn't seem to have any grills on  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 the windows, is that just because it's so small  
 3 that you don't see them? Are they all double  
 4 length also?  
 5 MR. GIZZO: Yes, there will be grills  
 6 on all the windows.  
 7 THE CHAIRPERSON: Okay. Any other  
 8 questions or comments from the Board?  
 9 MR. GARCIA-BOU: On the finishes,  
 10 where is that?  
 11 MR. GIZZO: Hold on a second. So for  
 12 the roof, we're doing a GAF Timberline shingle.  
 13 Did that come up?  
 14 THE CHAIRPERSON: No.  
 15 MR. GIZZO: There is goes. Can you  
 16 see that?  
 17 THE CHAIRPERSON: Yes.  
 18 MR. GIZZO: That's the color.  
 19 MR. GARCIA-BOU: And the window type.  
 20 MR. GIZZO: Andersen 400 series.  
 21 MR. GARCIA-BOU: White?  
 22 MR. GIZZO: White on white.  
 23 MR. GARCIA-BOU: And the Hardie Board  
 24 is all white?  
 25 MR. GIZZO: It's called sandstone  
**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 beige. I'm trying to click on that right now.  
2 These are the two colors that we were going  
3 with, but I believe we decided with sandstone  
4 beige, which is the one on the right side. Are  
5 you able to see that?

6 THE CHAIRPERSON: Yes.

7 MR. GARCIA-BOU: Yes.

8 THE CHAIRPERSON: There's no other  
9 material on any other part of the building?

10 MR. GIZZO: I didn't hear that.

11 THE CHAIRPERSON: There's no other  
12 like material that's used?

13 MR. GIZZO: There is no other. It's  
14 just the Hardie Board. Well, there's going to  
15 be stucco along the bottom 2 feet of the house,  
16 and then the stucco is going to start -- I mean  
17 the Hardie Board.

18 MR. GARCIA-BOU: Basically this  
19 application is to add a new second story on the  
20 existing house?

21 MR. GIZZO: Yes. It's actually a two  
22 car garage with a second story above it.

23 MR. GARCIA-BOU: Now, what is the  
24 existing first floor (Inaudible.)

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 MR. GIZZO: You didn't come in too  
2 good on that one.

3 MR. GARCIA-BOU: The fireplace, are  
4 you doing anything with that?

5 MR. GIZZO: The fireplace, we're going  
6 to restore it. That will be staying where it  
7 is. We also propose a secondary gas fireplace  
8 in the family room, which is on the right side  
9 of the house.

10 MS. NEMECEK: Can you go back to the  
11 front elevation, please. I just wanted to talk  
12 about the portico and the entry door a little  
13 bit.

14 MR. GIZZO: Yes.

15 MS. NEMECEK: I'm a little confused  
16 why you chose that door with the single side  
17 light. Right now it's a Dutch colonial, and I  
18 think you want to go with something a little  
19 bit more --

20 THE CHAIRPERSON: Symmetrical?

21 MS. NEMECEK: Not just symmetrical.  
22 This looks like a mid-century modern door. It  
23 just doesn't match the rest of the house. I  
24 also think -- if pull out a little bit more,

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 let's take a look at the whole front of the  
2 house. I think it looks a little too linear.  
3 I think this would be a good spot at this  
4 portico to give it a different roof line to  
5 make it a little more interesting. Like a  
6 gabled roof line there.

7 MR. GIZZO: Okay. It was thrown  
8 around between the gable, this, and a flat  
9 roof.

10 THE CHAIRPERSON: I think she's right,  
11 though, I think a gable would be better for the  
12 whole appearance.

13 MR. GIZZO: Okay.

14 THE CHAIRPERSON: And it will be an  
15 improvement on that door. It looks like you're  
16 changing the door; right?

17 MR. GIZZO: Yes. That's just the  
18 drawing that the architect gave us.

19 MS. NEMECEK: I think you could use a  
20 more traditional door here, even if you had one  
21 with two side lights. Having a door that just  
22 has that one single window, it's just not the  
23 right -- it's a mixture of styles that just  
24 aren't sitting well together.

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 MR. GARCIA-BOU: Either you have two  
2 side lights or no side lights.

3 MS. NEMECEK: It's not just the side  
4 light, it's the literal tiny, little window in  
5 the door itself.

6 MR. GIZZO: It's going to be a solid  
7 door.

8 MS. NEMECEK: It's going to be a solid  
9 door?

10 MR. GIZZO: Yes, with a side light on  
11 it.

12 MS. NEMECEK: Could you zoom in again,  
13 because it looks like there's a little window  
14 in it.

15 MR. GIZZO: There is, but he just put  
16 that on. I don't know why he used that.

17 THE CHAIRPERSON: Maybe what we could  
18 do is see a cut of the door, or at least when  
19 you go to the Planning Board, you show them a  
20 cut of the door you're going to use because  
21 it's important.

22 MR. GIZZO: Okay.

23 MS. NEMECEK: But the flat roof at the  
24 portico with all the other linear lines, it

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 just needs something else, I think, at that  
 3 portico.  
 4 MR. GIZZO: Okay. I could have him  
 5 put a gable on that.  
 6 MS. NEMECEK: I do have some questions  
 7 about -- if we could look at the rear and side  
 8 elevation. Those windows are very, very small  
 9 on the left side elevation, and again in the  
 10 rear elevation. It's a series of tiny little  
 11 windows. Is there some way we could make some  
 12 of them a little bit bigger?  
 13 MR. GIZZO: Well, the reason being we  
 14 had him put smaller was so we had different  
 15 options of putting their beds so the bed is not  
 16 blocking the windows when it's in the room.  
 17 The two in the back, we are debating on the  
 18 full or the side depending on where we decide  
 19 to put the bed set up, I should say.  
 20 THE CHAIRPERSON: Right. You  
 21 definitely egress for sure.  
 22 MR. GIZZO: We have them in the front.  
 23 THE CHAIRPERSON: Okay.  
 24 MS. NEMECEK: How about one long  
 25 linear instead of breaking it up into two

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 smaller ones? Almost serving as like a transom  
 3 window. Why would you have them broken into  
 4 two smaller pieces? It's on your rear  
 5 elevation illustration when you're looking at  
 6 it on the left-hand side over the patio door  
 7 you have there.  
 8 MR. GIZZO: Well, that's so they're  
 9 able to open up individual ones. They're not,  
 10 you know, as small as they look. They're  
 11 pretty wide. They are longer than they look.  
 12 I think it's just because of the drawing. I  
 13 wish I had the size of it.  
 14 MR. GARCIA-BOU: On your plan you call  
 15 it 5 foot 4. What's the height on those  
 16 windows?  
 17 THE CHAIRPERSON: I think if they went  
 18 with one long, thin window like that, you would  
 19 kind of getting into the mid-century modern  
 20 thing again. I would prefer that they all be  
 21 big, but I understand the --  
 22 MS. NEMECEK: Furniture layout.  
 23 THE CHAIRPERSON: Yes.  
 24 MR. GIZZO: I'm open to suggestions.  
 25 THE CHAIRPERSON: The suggestion would

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 be to make them all big but --  
 3 MR. GARCIA-BOU: Maybe you could put  
 4 two big windows on each location, and work it  
 5 with your layout of your bedroom so that you  
 6 could still have two big windows on each side  
 7 instead of two small windows on each side.  
 8 THE CHAIRPERSON: Or maybe you could  
 9 do it so that the windows are above the night  
 10 table.  
 11 MS. NEMECEK: Yes. So instead of  
 12 having two above the bed, you leave a solid  
 13 wall behind the bed and have two windows on  
 14 each side.  
 15 MR. GIZZO: Okay.  
 16 THE CHAIRPERSON: That would also make  
 17 it a lot easier to open and close them. I  
 18 mean, if they're up there like that, you're  
 19 going to have to, what, jump up on your bed to  
 20 open your windows?  
 21 MR. GIZZO: They're not as high.  
 22 They're crank outs.  
 23 THE CHAIRPERSON: Okay. I think  
 24 maybe --  
 25 MR. GIZZO: They will be off to the

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 sides of the bed basically.  
 3 MR. GARCIA-BOU: I think if you just  
 4 use your center of those two windows, you  
 5 probably could make the bed work.  
 6 MR. GIZZO: Okay. I could have him  
 7 make changes to that.  
 8 MR. GARCIA-BOU: Yes, you could  
 9 probably make it work.  
 10 THE CHAIRPERSON: So on the rear  
 11 elevation, that left-hand portion, that's one  
 12 wall of one bedroom, and on the left side,  
 13 that's two different bedrooms?  
 14 MR. GIZZO: Yes, correct. On the  
 15 right side, there's two different bedrooms.  
 16 THE CHAIRPERSON: It says, left side  
 17 elevation, but it's on the right side of the  
 18 page?  
 19 MR. GIZZO: Yes.  
 20 THE CHAIRPERSON: Yes.  
 21 MR. MCINTYRE: I think if you're  
 22 looking to put in four windows either side of  
 23 those beds in an 11 foot room -- is it going to  
 24 be a single bed or a double bed in those  
 25 bedrooms? I think if it's a double bed or full

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 bed, I think you're just not going to have the  
2 room. I understand why you have those awning  
3 windows, but I'm not necessarily sure that  
4 dropping them either side of the bed and  
5 expecting you could put two in if you have a  
6 double bed, that's going to make it work.

MR. GIZZO: Okay.

THE CHAIRPERSON: So to kind of  
10 summarize that idea, where are we guys? Do you  
11 think that he should be changing them to -- any  
12 of them to be on either side of the bed or just  
13 stick to that?

MR. GARCIA-BOU: I think that having a  
15 full window instead of those small windows will  
16 work better for the bedroom.

THE CHAIRPERSON: Can we go back to  
18 the floor plan? I think you see it a little  
19 bit better there. So the master, I think  
20 that's doable to put them over the night  
21 tables, but maybe the smaller bedrooms it's not  
22 so doable. Is that what you meant, Enda?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: I think the awning

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

2 windows the way they're drawn right now, you  
3 know, they sit over the bed and you can crank  
4 them open. They're not meant to be, you know,  
5 standard casement or top and bottom sash  
6 windows. I think it's pretty prohibitive if  
7 you're now looking to dictate the window  
8 layout, really, you know, you're only going to  
9 be able to put a single bed in those two rooms  
10 if you're looking to put a window in either  
11 side. A single bed is probably 5 feet wide, so  
12 you're only left with 3 feet, and by the time  
13 you frame it, those are only going to be  
14 slivers of windows if you're looking to put in  
15 two either side of the bed. I just think  
16 that's going to look very odd.

THE CHAIRPERSON: So the  
18 recommendation is to leave the two smaller  
19 bedrooms the way they are and perhaps change  
20 the master bedroom to be the other way; is that  
21 what you're leaning towards, or do you want  
22 them all left the way they are?

MR. MCINTYRE: Yes. I'm not -- maybe  
24 the master bedroom, you know, that makes more  
25 sense because you probably have more size to --

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

2 THE CHAIRPERSON: You have more wall  
3 to work with.

MR. MCINTYRE: Right. Right.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: You know, it's the back  
7 of the house. I'm not sure what the visibility  
8 is on the back of the house. Certainly, you  
9 know, the front elevation, I tend to agree with  
10 Jennifer the fact that it's very elongated,  
11 it's very lineal. I think doing something to  
12 break that sort of lineal, you know, the visual  
13 sort of horizontal on the front over the door  
14 would certainly enhance it.

MR. GIZZO: You're talking about the  
16 roof?

MR. MCINTYRE: Yes, the roof over the  
18 entry porch. Again, I have to sort of pay  
19 somewhat homage to the architect because, you  
20 know, it's not too many drawings you see with  
21 this penmanship and the way it's drawn. Credit  
22 to him. Again, looking at the front porch and  
23 looking at the front elevation, it looks like  
24 the gutters and leaders are, you know, very  
25 prominent the way they're drawn. I would just

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

2 make note that if they can be hidden as best as  
3 possible, either behind the columns or tucked  
4 into the little setback at the new addition on  
5 the right-hand side, I think that would  
6 certainly -- you know, that would be more  
7 visually appealing than the way it's drawn  
8 right now. I know that you said that the front  
9 door is just drawn -- you know, it's a solid  
10 door, but even though it's drawn with a side  
11 light on the right-hand side and some sort of a  
12 vision panel in it, you know, we look at this  
13 and we see that this is ultimately what we  
14 assume is going to be built. So, we're just  
15 trying to give you pointers to make sure that  
16 if something is drawn one way, that it's built  
17 that way, or if it's drawn another way, it's  
18 not built -- everything needs to correlate and  
19 be correct.

MR. GIZZO: Understood.

MR. MCINTYRE: Again, you know, I see  
22 that you've got a bay window in the dining  
23 room. There's varying different I guess  
24 elements of architecture going on. I was just  
25 wondering, does the homeowner specifically want

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 this bay window; is that something that's near  
2 and dear; is this a spec house? I just think  
3 that maybe it might have some more symmetry if  
4 the window on the right matched and the bay  
5 window was eliminated. That's a thought that I  
6 just want to sort of share with the rest of the  
7 board members.

8 MR. GIZZO: That's the bay window on  
9 the left, you're saying, of the house?

10 MR. MCINTYRE: Yes, sir. It's right  
11 in the dining room.

12 MR. GIZZO: Yes. That is actually  
13 part of the kitchen area. I'm pulling up to it  
14 now. It says dining room on it, but that would  
15 be the whole kitchen eat-in area. There won't  
16 be a formal dining room.

17 MR. GARCIA-BOU: You're basically  
18 proposing to have the same window they have in  
19 the living room.

20 MR. MCINTYRE: If that's a feature  
21 that has a window seat, it's not our -- you  
22 know, we don't necessarily -- we can't impart  
23 our will on the homeowner to change the window.  
24 We could certainly offer suggestions. Again, I  
25

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 just think that there's a lot going on on the  
2 front elevation. We're trying to certainly  
3 offer the applicant some ideas as to trying to  
4 make it as cohesive as possible.

5 THE CHAIRPERSON: Are the other  
6 members as equally opposed to that or is it  
7 okay for you guys, that bay window?

8 MR. GARCIA-BOU: I agree about the bay  
9 window actually.

10 THE CHAIRPERSON: I'm sorry, Carlos,  
11 I'm not sure if I understand.

12 MR. GARCIA-BOU: I'm agreeing to  
13 Enda's suggestion on the bay window there, plus  
14 the changes that we're suggesting about the  
15 entranceway. I think the entranceway will make  
16 a more -- a better entranceway than -- if you  
17 take away the bay window, the entrance will be  
18 more focused on.

19 THE CHAIRPERSON: Okay.

20 MR. MCINTYRE: It certainly has all  
21 the hallmarks of being, you know, kind of a  
22 stately center hall colonial. I just think  
23 with sort of some simple enhancements like, you  
24 know, gable the roof over the front entryway  
25

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 and kind of creating some more symmetry with  
2 possibly eliminating the bay window and having  
3 another side by side, I think that would kind  
4 of give it more symmetry and balance in terms  
5 of the front elevation.

6 MR. GARCIA-BOU: I agree.

7 THE CHAIRPERSON: Jennifer, do you  
8 agree?

9 MS. NEMECEK: Yes. I don't think the  
10 bay window is necessary. It's a little bit  
11 detracting. But if the homeowner likes it,  
12 that's their prerogative, keep it.

13 MR. MCINTYRE: Right.

14 THE CHAIRPERSON: Okay. In general,  
15 if it's not necessary, it certainly could be  
16 lost. I think we agree, that's the general  
17 consensus on that.

18 MR. GARCIA-BOU: That's correct.

19 THE CHAIRPERSON: Margaret, I would  
20 like to open the public meeting on this one.

21 MS. UHLE: Before you do, could I just  
22 make a comment?

23 THE CHAIRPERSON: Sure.

24 MS. UHLE: Anthony, I'm sorry, at the  
25

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 beginning of your presentation, I was  
2 distracted by dealing with another applicant on  
3 the phone.

4 MR. GIZZO: Okay.

5 MS. UHLE: Did you, by any chance,  
6 touch on those issues that I spoke to you about  
7 earlier today or do you want me to touch on  
8 those quickly? They're more site plan issues.

9 MR. GIZZO: I figured when you opened  
10 them up, we were going to touch on those.

11 MS. UHLE: Okay. I did get a call  
12 from a resident, and I did speak to the  
13 applicant about these issues, which are more  
14 really site plan issues for the Planning  
15 Board but -- Anthony, could you go to your site  
16 plan? Zoom in on it a little bit. The  
17 existing driveway is fairly large and the  
18 pavement, as I understand it -- Anthony,  
19 correct me if I'm wrong -- goes up to the  
20 property line. So I believe Anthony is  
21 proposing to cut that pavement back so it at  
22 least meets the minimum 3 foot setback from the  
23 property line, so he's proposing to put a grass  
24 strip there; right, Anthony?  
25

**DINA M. MORGAN, REPORTER**



EASTCHESTER ARB - 6/4/2020

MR. GIZZO: Correct.

MS. UHLE: Because there is a lot of impervious surface, especially within the driveway, but the building footprint is getting bigger too, the resident was concerned about storm water management issues. Of course, the applicant is required to provide a storm water management plan. Anthony, could you just really quickly say what it is you're proposing to do?

MR. GIZZO: So we have put in seven dry wells. Can you see them? There's four in the front of the house, two located in the driveway, two located in the lawn in the front, and then three in the back of the house.

MS. UHLE: Are there any existing storm water facilities on the property now?

MR. GIZZO: I couldn't tell you that.

MS. UHLE: Okay. But you're capturing the runoff from all the impervious surfaces?

MR. GIZZO: Correct. Right now I believe they just dump out onto the pavement and the grass.

MS. UHLE: Then also, could you point

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

out the location where you said that tree is in the rear yard?

MR. GIZZO: So the tree is -- I don't know if you could see the mouse.

MR. GARCIA-BOU: We see it.

MS. UHLE: Again, and I think Anthony agrees, there's a large tree that is potentially creating a hazardous condition.

MR. GIZZO: Actually, I think there's a picture of the house. I believe you should be able to see the tree. I mean, the tree is not in healthy condition.

MS. UHLE: The neighbor is concerned about the condition of that tree as well. So you are planning to take that tree down; correct?

MR. GIZZO: Yes.

MS. UHLE: The other concern was just at the back area, and I see you say it's going to be seeded. So you're going to restore the back area to lawn and some landscaping potentially; correct?

MR. GIZZO: Correct. Well, there's lawn back there now, but it was overtaken by

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

ivy and debris, lack of maintaining it. We've been there already two times cleaning it up and mowing the lawn. I just didn't want to upset none of the neighbors on taking the tree down until we moved forward with the project.

MS. UHLE: Okay. I'm not sure, that resident may want to speak as well, but this was a conversation I had earlier today, and I discussed it with Anthony, these will be things that the Planning Board will be aware of as well, but I just wanted you guys to be aware of those issues too.

THE CHAIRPERSON: Okay. Thank you.

MR. GARCIA-BOU: Thank you.

THE CHAIRPERSON: Then it's okay to open the public meeting, Margaret?

MS. UHLE: Yes.

THE CHAIRPERSON: So I would like to open Application 20-14 for 95 Parkway Circle for a public hearing.

MS. UHLE: If anyone has any comments, they could use the raise hand function on Zoom. Yes, I see Mr. Benassi. I'm going to allow him to talk. Hold on one secretary. Mr. Benassi,

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

you'll have to un-mute yourself as well.

MR. BENASSI: Can you hear me?

MS. UHLE: We can hear you.

MR. BENASSI: I just want to make sure the tree that's in question, is the one that's behind the proposed two car garage?

MR. GIZZO: Correct. There's actually two trees that we're going to be taking down.

MR. BENASSI: Two trees. The other one is the one that's rotted out on the other side; correct?

MR. GIZZO: Correct.

MR. BENASSI: So you're going to be taking down both?

MR. GIZZO: Yes.

MR. BENASSI: My wife had a question for you.

MR. GIZZO: Sure.

MS. BENASSI: The drainage, that's what I'm worried about. The drainage for the driveway and the back of the house --

MR. GIZZO: Yes.

MS. BENASSI: -- It will be sloped so that we're not going to have all the flooding

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 into our side?  
 3 MR. GIZZO: Correct.  
 4 MS. BENASSI: We have had that problem  
 5 before and other people have, where someone put  
 6 up a new driveway or they put up whatever, and  
 7 then they get drainage back into their house  
 8 instead.  
 9 MR. GIZZO: We propose to have two dry  
 10 wells in the driveway to pick up all that water  
 11 as well.  
 12 MS. BENASSI: And it's going to slope  
 13 down?  
 14 MR. GIZZO: Yes, correct.  
 15 MS. BENASSI: You're going to have it  
 16 sloped so it's not coming on my side?  
 17 MR. GIZZO: Correct.  
 18 MR. BENASSI: Thank you.  
 19 MS. BENASSI: Thank you.  
 20 MS. UHLE: Is that it?  
 21 MR. BENASSI: Do you have any other  
 22 questions?  
 23 MS. BENASSI: No.  
 24 MR. BENASSI: That's all we had to  
 25 ask.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 MS. UHLE: Thank you.  
 3 MR. BENASSI: Thank you, Anthony.  
 4 Thank you, Board.  
 5 MR. GIZZO: All right. Have a good  
 6 night.  
 7 THE CHAIRMAN: Thank you for joining  
 8 us.  
 9 Is there anyone else, Margaret, who  
 10 would like to participate in the public  
 11 meeting?  
 12 MS. UHLE: Not with regard to this  
 13 application, no.  
 14 THE CHAIRPERSON: Okay.  
 15 MS. UHLE: Just so that you know, once  
 16 you finish this up, the applicant that was  
 17 listed first on the agenda is now on board. So  
 18 you can go back to the beginning of the agenda,  
 19 once you wrap this up.  
 20 THE CHAIRPERSON: Okay. First, I need  
 21 to close the public meeting for Application  
 22 20-14.  
 23 MR. GARCIA-BOU: Second.  
 24 THE CHAIRPERSON: All in favor.  
 25 (Aye)

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 THE CHAIRPERSON: Any comments from  
 3 the Board? Margaret, perhaps you would like to  
 4 summarize the comments?  
 5 MS. UHLE: So, Anthony, I think what  
 6 the Board is doing is, they're going to refer  
 7 your application to the Planning Board but with  
 8 the following comments:  
 9 Board members, step in if I get any of  
 10 these wrong. They asked that the style of the  
 11 front door be more consistent with the Dutch  
 12 colonial style of the home without the smaller  
 13 window, possibly centered with two side lights,  
 14 but I think the biggest issue was the style of  
 15 the door. They asked that you have a gable  
 16 roof over the portico. Everyone seemed to be  
 17 eventually okay with the smaller windows on the  
 18 left side elevation, but in the master bedroom  
 19 potentially see if you could get bigger windows  
 20 in the master bedroom if those work. You had  
 21 been asked to try to hide the gutters and  
 22 leaders as much as possible, possibly behind  
 23 columns, etcetera. To consider eliminating the  
 24 bay window so that you have a sort of more  
 25 balanced and symmetrical front facade. Then

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER ARB - 6/4/2020  
 2 you were also asked to make sure that whatever  
 3 you were drawing is what you intend to build.  
 4 Once you get the Planning Board approval, that  
 5 is what you're required to build.  
 6 That was my list.  
 7 THE CHAIRPERSON: And just bring cuts  
 8 to the Planning Board for the front door.  
 9 MS. UHLE: Bring cut sheets for the  
 10 front door. I did have that as well.  
 11 THE CHAIRPERSON: Is there anything in  
 12 addition to that?  
 13 MR. GARCIA-BOU: That's it.  
 14 THE CHAIRPERSON: Okay. So then I  
 15 would like to recommend that we pass along  
 16 Application 20-14 to the Planning Board with a  
 17 recommendation for approval with the comments  
 18 that Margaret just mentioned.  
 19 MR. GARCIA-BOU: Second.  
 20 THE CHAIRPERSON: All in favor.  
 21 (Aye)  
 22 MS. UHLE: Thanks, Anthony.  
 23 MR. GIZZO: Thank you, Margaret. Have  
 24 a good evening.  
 25 THE CHAIRPERSON: Back to the

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 beginning of our agenda, we'll go to  
 2 Application 20-09, 124 Wilmot Road.  
 3 MS. UHLE: Brian, you're going to need  
 4 to un-mute yourself. Can you hear us?  
 5 MR. CROWLEY: I can. Can you hear me?  
 6 MS. UHLE: We can hear you, yes.  
 7 MR. CROWLEY: First off, I apologize  
 8 for the tardiness to the meeting. Thank you,  
 9 Margaret, for the phone call. I appreciate it.  
 10 My name is Brian Crowley, architect of  
 11 record. I am here representing my clients,  
 12 Ciaran and Kara O'Brien, for a proposed  
 13 addition to the rear of their house at 124  
 14 Wilmot Road. Hopefully, everybody received all  
 15 the information that was submitted and you had  
 16 a chance to review the documentation.  
 17 The project essentially consists of an  
 18 approximate 400 square foot addition above the  
 19 rear of the house, which is essentially  
 20 expanding the kitchen and dining room areas, in  
 21 addition to a new deck off the back of the  
 22 house as well. I believe the drawings are  
 23 relatively self-explanatory.

24 All the siding and trim and materials  
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 will match existing. So exterior siding  
 2 consists of a 7 or 8 inch vinyl lapboard  
 3 siding, new construction will match that. New  
 4 windows will be a vinyl clad double hung  
 5 window, again to match what is existing in the  
 6 house. The decking will consist of a Trex  
 7 material with composite railings, white posts,  
 8 top, bottom, and balusters in black because the  
 9 house kind of has a black and white scheme  
 10 going on now.  
 11 THE CHAIRPERSON: I'm sorry to  
 12 interrupt. Can you put up the plans?  
 13 MR. CROWLEY: I'm sorry, I should  
 14 share my screen. Which one? I have multiple  
 15 screens, I'm sorry. There we go. Can you see  
 16 the screen now with the plans?  
 17 MS. UHLE: No.  
 18 MR. CROWLEY: How about --  
 19 MS. UHLE: When you put the plans up,  
 20 there should be like a red button that you  
 21 could press that would say share screen.  
 22 MR. CROWLEY: That's what I thought I  
 23 did. Here we go.  
 24 MS. UHLE: There you go.

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 MR. CROWLEY: Can everyone see the  
 2 plans?  
 3 THE CHAIRPERSON: Yes.  
 4 MR. CROWLEY: Okay. Great. Left-hand  
 5 side of the first sheet is a survey. As you  
 6 can see, it's a corner lot. Wilmot Road is on  
 7 top, Vernon Drive is what abuts the rear of the  
 8 property, with Echo Lane on the Northwest side.  
 9 So the addition of approximately 400 square  
 10 feet is here off the rear of the house, and the  
 11 new deck extends further toward Vernon Drive.  
 12 These are the square footage calculations.  
 13 Here you could kind of see it's color coded to  
 14 show you where the approximate 407 square foot  
 15 addition of residence is. It goes up in the  
 16 rear, essentially extending the kitchen, making  
 17 it larger, as well the dining room, making it  
 18 larger. A deck about 14 foot deep will go off  
 19 the rear of the entire addition. New casement  
 20 windows over the sink, over a wet bar in the  
 21 dining area, and on this side of the kitchen  
 22 near the island with 12 feet of sliding patio  
 23 doors here.

24 A-3-1 is the existing rear facade,  
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 kind of has a modified hip roof on the back,  
 2 bay windows existing in the dining room, and  
 3 this is the kitchen. What we're proposing is  
 4 just replacing the entire roof structure,  
 5 modifying it to a gable end roof. This will be  
 6 a new window in the kitchen, new 12 foot  
 7 sliding patio assembly off of the dining area,  
 8 and side elevation of existing, side elevation  
 9 of proposed with the deck coming off the back.  
 10 Just to go over materiality, a  
 11 charcoal gray asphalt shingle roof to match  
 12 what's existing on the house now. White  
 13 gutters and leaders, again, to match existing.  
 14 White vinyl lapboard siding to match existing.  
 15 White vinyl clad windows double casement on  
 16 this side, double casement on the rear as well  
 17 here, and then one more on the other side. The  
 18 decking itself will be a combination of  
 19 composite Trex railings with white posts top  
 20 and bottom rails and black balusters, and then  
 21 a white vinyl lattice concealing the underside  
 22 of the deck.  
 23 That is essentially it. I'm happy to  
 24 answer any questions you folks may have. Just

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 for your records, the images. This is the  
2 front of the residence off of Wilmot, and this  
3 is a picture off of the rear of the house. So  
4 this is the existing deck that will be removed,  
5 and this is the existing kitchen, existing bay  
6 window to the dining room. So the addition  
7 will be basically extending this -- more or  
8 less extending it about 14 feet further out  
9 towards the backyard area. The old deck goes  
10 away, the new deck gets put on the rear.

11 THE CHAIRPERSON: So then that  
12 right-hand addition, is that coming out further  
13 or you're just evening it off?

14 MR. CROWLEY: The existing kind of  
15 jogs in, you could see. There's a 3 foot jog  
16 that goes back to the dining room, which you  
17 could see here.

18 THE CHAIRPERSON: Okay.

19 MR. CROWLEY: We would just be taking  
20 the entire thing and bringing it straight out  
21 and having a clean facade on the rear, a  
22 straight line all the way across.

23 THE CHAIRPERSON: Okay. So on the far  
24 left where the deck is, it's coming off of that

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 corner area and it's being relocated?

2 MR. CROWLEY: Yes. This is an older  
3 wooden deck. It's being removed in its  
4 entirety, and we'll just clean up the area, and  
5 then the new composite deck will be the only  
6 construction off the rear of the house the  
7 entire width of the addition.

8 THE CHAIRPERSON: Okay.

9 MR. GARCIA-BOU: I just want to start  
10 by saying, thank you for the detailed  
11 information. It's very clear. I don't really  
12 have any comments. It's very clear exactly  
13 what you're doing.

14 MR. CROWLEY: Thank you.

15 MR. MCINTYRE: Likewise, I agree with  
16 Carlos, this is pretty straightforward and  
17 clean cut.

18 THE CHAIRPERSON: Can we see the front  
19 elevation again, please?

20 MR. CROWLEY: I did not elevation the  
21 front of the home because we're not doing any  
22 work there, but this is a picture of the front  
23 of the residence. This is what you see off of  
24 Wilmot Road. This is kind of taken from the

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 back corner of the property, kind of if you  
2 were standing right in this general area at the  
3 corner of Vernon and Echo. That's kind of what  
4 you see on the rear of the house.

5 MR. GARCIA-BOU: I was going to ask  
6 the question about landscaping, which I don't  
7 usually ask. Is there any landscaping?

8 MR. CROWLEY: As of right now, there's  
9 been no discussions about landscaping.

10 Obviously, by the time we do the foundation  
11 work and whatnot. All the existing will  
12 obviously have to go and we may reestablish  
13 something, but that's kind of TBD right now.

14 We just want to see a reestablished lawn, and  
15 then we'll have the discussions about any  
16 potential landscaping. I'm sure the owners are  
17 going to want to do something, but we haven't  
18 had those conversations about that yet.

19 THE CHAIRPERSON: Being that the rear  
20 fronts on the street, I think you're going to  
21 really need something back there.

22 MR. CROWLEY: I agree, and it probably  
23 is worth noting that if you were to drive by  
24 the property, the homeowners did install about

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

1 a 6 foot tall hedge line around the entire rear  
2 of the property. It's not really that visible  
3 from either street-scape, but I'm sure we're  
4 going to put some kind of foliage back there to  
5 kind of just soften up the edges of the home.

6 THE CHAIRPERSON: Okay.

7 MS. NEMECEK: Margaret, a planting  
8 plan isn't necessary for this; right?

9 MS. UHLE: That's correct. We only  
10 require it for new construction for single  
11 family homes, or significant alterations at the  
12 discretion of the Board.

13 MS. NEMECEK: I think it looks good.  
14 I think it's nice and clean. Everything is  
15 very succinct and put together well. I think  
16 that it's a good job.

17 MR. CROWLEY: Thank you.

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

20 MR. GARCIA-BOU: I'm good.

21 MR. MCINTYRE: Good.

22 THE CHAIRPERSON: Margaret, is there  
23 anyone from the public that wants to speak on  
24 this application?

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

MS. UHLE: No, no hands are raised.

THE CHAIRPERSON: Okay. Do you want to go through the motions anyway of opening and closing the public hearing?

MS. UHLE: Definitely, yes.

THE CHAIRPERSON: Okay. So I would like to make a motion to open the public meeting for Application 20-09, 124 Wilmot Road.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Margaret, nobody is there; right?

MS. UHLE: That's correct.

THE CHAIRPERSON: Then I would like to make a motion to close the public hearing for Application 20-09, 124 Wilmot Road.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Are there any comments that we need to attach to this?

MS. UHLE: No. We're having a little difficulty with your audio, I think. I don't

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

much.

MR. CROWLEY: Thank you for the reminder. I apologize for being late to the meeting. Thank you board members. Appreciate your time. Have a good night.

MR. MCINTYRE: Thank you.

MR. CROWLEY: Take care.

THE CHAIRPERSON: I would like to make a motion to close the Architectural Review Board meeting of June 4, 2020.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

MS. UHLE: Thank you, everybody.

MR. MCINTYRE: Okay. Thank you.

THE CHAIRPERSON: Thank you.

MS. UHLE: Good night.

(MEETING ADJOURNED.)

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020

think there were any comments other than potentially consider some landscaping around the proposed addition. That sounded like that was a suggestion for down the road.

THE CHAIRPERSON: Okay. Then I would like to make a motion to refer Application 20-09 along to the Planning Board with a recommendation for approval.

If you would, maybe you could bring some more pictures to the Planning Board of what the existing vegetation is and how it kind of shields already.

MR. CROWLEY: Sure, that's not a problem.

THE CHAIRPERSON: The pictures don't show that.

MR. CROWLEY: Yes, not a problem.

THE CHAIRPERSON: Anybody second?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Very good. Margaret, I think that's it for tonight.

MS. UHLE: So, Brian, thank you very

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/4/2020  
C E R T I F I C A T I O N

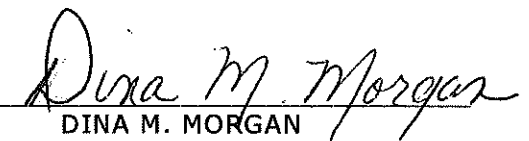
STATE OF NEW YORK )  
 ) Ss.  
COUNTY OF WESTCHESTER)

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of September, 2020.

  
DINA M. MORGAN  
Court Reporter

**DINA M. MORGAN, REPORTER**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

CORRECTION SHEET

PAGE                      CORRECTION

DINA M. MORGAN, REPORTER