

EASTCHESTER ARB - 6/7/18

with you.

MS. MYLENSKI: Hi. I'm Stephanie

Mylenksi with SM Architecture Studio, and I'm representing the Lavis residence for 37 Nelson.

This is the existing facade of the house. I'm going to show you what we're proposing is adding a garage on the side with living space above. Currently, they have a small garage down below which we're going to fill in -- fill in level with grade on both sides. Currently, it's brick and stucco above, but we're going to be putting in horizontal siding at the addition and, therefore, we're going to do that on the second floor of the existing house to tie everything together.

This shows the street-scape, the brick here. We're going to do a light gray vinyl siding and a charcoal asphalt shingles, a white garage door, which we have an image of in here, and 400 series Andersen windows here at this dormer.

THE CHAIRPERSON: Are the existing windows staying or is everything changing?

MS. MYLENSKI: Everything is staying

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over here, the existing windows. The only thing that's changing is the siding is going to be replacing the stucco, and then we're redoing the complete roof to tie everything together. We're redoing the trim around the windows on the second floor with white vinyl, as well as here at the addition.

THE CHAIRPERSON: So the windows are existing but you're still going with the same six over one?

MS. MYLENSKI: The windows are existing, these are all existing, but this is new. Yes, six over one at the dormer.

THE CHAIRPERSON: On the side elevation of the new space, the garage, I notice there's just that one window up there, I know the bottom is the garage, but it kind of looks a little bit empty. Is there a reason why you didn't put any in the garage?

MS. MYLENSKI: I mean, we have some openings to the back with the window here in the mud room and a door in the back. So, I mean, you really don't see that side of the facade from the street, so we're just keeping

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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

JUNE 7, 2018

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

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

TOWN OF EASTCHESTER
Building and Planning Department

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THE CHAIRPERSON: Good evening,

everyone, and welcome to the Architectural Review Board meeting for Eastchester June 7th, 2018.

Could you please all rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Jay, if you would call roll.

MR. KING: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MR. KING: Laura Raffiani.

THE CHAIRPERSON: Here.

MR. KING: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: We have quite a full agenda tonight, so let's get started with, first off, Application 18-25 for 37 Nelson Road.

MS. MYLENSKI: Just put it up here?

THE CHAIRPERSON: Yes, please, and introduce yourself. If you need to move towards the presentation, please take the mic

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1 it plain. The AC units sit there on the side.

2 THE CHAIRPERSON: Speaking of the AC
3 units, are you needing to put more because of
4 the addition or is that just existing?

5 MS. MYLENSKI: Just the existing.

6 THE CHAIRPERSON: And they're going in
7 the same place?

8 MS. MYLENSKI: Let me get the site
9 plan up. So currently they sit here, but, you
10 know, we're moving them back here, and we're
11 maintaining the minimum 5 foot setback.

12 THE CHAIRPERSON: These plans that are
13 so small, it's really hard to read for us. If
14 you come before us again, I would appreciate
15 that you just go the next size up, you know,
16 like the double this size.

17 MS. MYLENSKI: Sure.

18 THE CHAIRPERSON: The gutters and
19 leaders, is that indicated on your --

20 MS. MYLENSKI: So they're shown on the
21 roof plan, as well as the elevations. Do you
22 want me to point them out on the roof plan?

23 THE CHAIRPERSON: On the elevations,
24 actually.

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1 MS. MYLENSKI: So these are the
2 existing downspouts here, then we're having one
3 on the side. They run down on the side here.

4 THE CHAIRPERSON: On the side by
5 the -- okay, I see it now when I look at the
6 side elevation.

7 MR. LUCA: I have a question. The
8 garage door, what's the material? Is it a
9 vinyl or composite? It's okay, you don't have
10 to go crazy.

11 One other question: In the great room
12 you have on your front elevation it looks like
13 there's two casements and then a double hung
14 between the two; is that correct?

15 MS. MYLENSKI: Yes, that's existing.

16 MR. LUCA: That's not going to get
17 changed?

18 MS. MYLENSKI: No.

19 THE CHAIRPERSON: Carlos, any comments
20 or questions?

21 MR. GARCIA-BOU: I mean, I feel the
22 same way as my colleagues feel about the side
23 elevation there being just one window because
24 it's such a massive -- I mean, the roof is --

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1 and especially on the back -- it's like there's
2 no dormer, it's all roof that you're going to
3 see. Is there a reason why you're not putting
4 a dormer on the back? Is it because it's a
5 storage area?

6 MS. MYLENSKI: Yes, we didn't need all
7 the square footage on the second floor there,
8 so we didn't feel the need to add the dormer.

9 MR. GARCIA-BOU: You mentioned stucco;
10 why are you using stucco?

11 MS. MYLENSKI: For expense reasons
12 really.

13 THE CHAIRPERSON: So where the stucco
14 is now it's going to be siding?

15 MS. MYLENSKI: Yes.

16 MR. GARCIA-BOU: So that big area on
17 the side elevation is stucco now? The side
18 elevation is stucco now or vinyl?

19 MS. MYLENSKI: Currently, the second
20 floor is stucco and the first floor is brick.

21 MR. GARCIA-BOU: And the new side
22 elevation, that's vinyl?

23 MS. MYLENSKI: This will be the vinyl
24 siding.

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1 THE CHAIRPERSON: I would like to open
2 up Application 18-25 to a public hearing.

3 MR. GARCIA-BOU: Second.

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

6 THE CHAIRPERSON: Is there anyone here
7 from the audience that would like to comment on
8 this application?

9 (No comments.)

10 THE CHAIRPERSON: I would like to
11 close Application 18-25 to the public hearing.

12 MR. GARCIA-BOU: Second.

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

15 THE CHAIRPERSON: More comments
16 from --

17 MR. GARCIA-BOU: I have a question.
18 You see how your side elevation, north side
19 elevation with the existing house breaks up the
20 side elevation with some kind of a roofing
21 there; maybe you could do something similar to
22 that?

23 MS. MYLENSKI: On the sides?

24 MR. GARCIA-BOU: I mean, if you look

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at the existing elevation where you have stucco on top and the brick on the bottom, just break something up like that.

THE CHAIRPERSON: The current south side as well is kind of broken up as well. I think that at least some windows would help to break it up. It's just like one big mass of vinyl siding. I see where the window is coming from, you know, that there's those other windows that are similar, but they are going to be taken out any way, those windows.

MR. GARCIA-BOU: Any landscaping you're doing in that area? Landscaping?

THE CHAIRPERSON: Maybe you could even repurpose those windows better that are there in that room. I mean, they're kind of big and more than what you need, but it would kind of accomplish it without being a super extra cost. Even if they're not in wonderful shape inside, it's in the garage, but at least it gives something to that facade.

MS. MYLENSKI: Can we put landscaping in front there as an alternative?

THE CHAIRPERSON: I don't think that's

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going to help the mass of that side the way it is now in comparison to the other side and in comparison to what it is now. I mean, you're bumping it out, but at least just do some changes in the materials, add to the windows, just something that.

MALE SPEAKER: You're suggesting putting more windows into the ground floor of the --

THE CHAIRPERSON: Yes. Like right now there's just the one on the top. If you put two on the bottom, like it would look --

MALE SPEAKER: To tie it in.

THE CHAIRPERSON: Yes, to kind of tie it in to break up that facade because it is kind of just blank.

MALE SPEAKER: Okay.

THE CHAIRPERSON: Anything else, Carlos or Silvio?

MR. LUCA: You might want to introduce maybe a horizontal element between the first floor and the second floor, say an AZEK band. It would make it look more horizontal than vertical on that elevation.

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THE CHAIRPERSON: That would help to break it up. That would help for sure.

MR. KING: Two conditions: To add two windows on the garage or the left side at the garage and an AZEK band on the same side.

THE CHAIRPERSON: Just a couple of things to kind of break that space up.

MS. MYLENSKI: All right.

THE CHAIRPERSON: With that being said, I would like to make a proposal to move Application 18-25 along to the Planning Board with a recommendation of approval with those additional comments.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Okay. Thank you very much. As I did mention before, the size of the plans, if you come before the board again, this is just a little too small.

Up next is Application 18-24 for 322 White Plains Road. Good evening.

MR. HAYNES: Hi. Good evening, ladies and gentlemen. My name is Tom Haynes from

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Haynes Architecture, and tonight I'm presenting an application on behalf of my client for a property located at 322 White Plains Road. The application is to propose an eating, drinking establishment located in existing commercial space.

On my cover page here, I'm showing a site plan of the existing property. The proposed space that we're looking to convert from a commercial space to an eating and drinking establishment is located to the right-hand side of the existing building.

On this page, we show all of the adjacent photos of the existing buildings around, keyed into a site plan, and on the top of the page we're showing the existing storefront elevation of the entire building. Located towards the right side, again, where the restaurant is proposed, we're proposing to cut in proposed glass and aluminum storefronts and a new entry door.

This sheet shows the existing floor plan here and a proposed demolition floor plan to allow you to get a better understanding of

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1 exactly what the front wall we're modifying in
2 this case. Located to the left side here of
3 the existing space is an existing double entry
4 door with glass side lights, and to the right
5 side of that there's an existing aluminum
6 storefront window. We're looking to widen the
7 existing -- we're leaving the existing entry
8 door with the side lights, the actual masonry
9 opening is staying, we're removing the existing
10 entry door with the side lights and proposing a
11 glass and aluminum storefront down to the slab.
12 To the right side of that, we're proposing
13 another window to match, and yet to the right
14 side of that will be the entrance location.

15 This shows the actual proposed floor
16 plan and it's layout. Again, it's an eating
17 and drinking establishment. Towards the
18 left-hand side is a sitting, dining area,
19 towards the right-hand side will be the bar.

20 This view shows a blowup front
21 elevation. Again, this is the position of the
22 existing entrance door. We're proposing to cut
23 down part of the exterior wall all the way down
24 to the proposed glass and aluminum storefront.

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1 This is another glass and aluminum storefront
2 to the right of it, and then yet again to the
3 right of that would be the main entrance. The
4 goal of the proposed elevation in this case was
5 to follow suit with the existing building. It
6 will be a black aluminum storefront to match
7 all the other existing ones here shown in this
8 elevation.

9 I believe as part of your packet you
10 should have blow up photos so you could get a
11 better example of what the existing storefronts
12 look like. I would be happy to answer any
13 questions.

14 THE CHAIRPERSON: I noticed you had a
15 proposed sign location. I know it's not a
16 proposed sign but just that location over there
17 in the corner. Is there a reason why you
18 didn't elect to put it up on the roof the way
19 the others are?

20 MR. HAYNES: I would have to ask the
21 owner on that. I wasn't part of the
22 conversation on this project when that was
23 decided upon. The owner is present. If I can
24 call him up, maybe he could answer that

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1 question.

2 THE CHAIRPERSON: Wait until we see if
3 we have -- oh, he's here.

4 MR. HAYNES: He's here, yes.

5 THE CHAIRPERSON: Sure. Please come
6 and if you can answer that.

7 APPLICANT: We haven't really talked
8 about that yet, but I'm sure we are putting one
9 on top of the soffit and maybe also on the
10 side. When you're in the parking lot, you
11 can't see the top of the soffit.

12 THE CHAIRPERSON: Right.

13 APPLICANT: So we like to have it on
14 the brick as well. When you're walking under
15 it, you're not really sure where you're walking
16 a lot of times.

17 THE CHAIRPERSON: You could put one up
18 on the top and you put a blade sign on the
19 bottom, if you would like, but you can't have
20 two signs.

21 APPLICANT: It would be like
22 lettering --

23 THE CHAIRPERSON: But it's two signs.
24 That's a separate thing. I was just mentioning

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1 it only because I know if you didn't put the
2 one on roof, that you really couldn't see it
3 from the road if that was your only sign.

4 APPLICANT: I agree.

5 THE CHAIRPERSON: I do think that you
6 need to see that for visibility.

7 MR. HAYNES: I do have a cut sheet
8 here as well of the proposed light. I could
9 bring it up and pass it around if you would
10 like.

11 THE CHAIRPERSON: I thought that we
12 had that scape of the whole building somewhere
13 in the plans and I'm just not finding it. Is
14 it me or did I not see it?

15 MR. HAYNES: I know it was added
16 additionally as a supplemental. I believe
17 Margaret had asked for it. It may have been
18 submitted after the original submission. I
19 believe that may be as part of the original
20 submission that had the enlarged elevation,
21 which was only partial, which was located on
22 sheet A-03. That would be sheet A-07 that has
23 it on the top.

24 THE CHAIRPERSON: Okay. I knew I saw
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 2 it somewhere.
 3 MR. GARCIA-BOU: Now this light that
 4 you have here is what you show on this
 5 elevation?
 6 MR. HAYNES: Correct.
 7 MR. GARCIA-BOU: It's sitting
 8 different here.
 9 MR. HAYNES: It would be in the
 10 location of where those lights are on the
 11 elevation but it would accent that picture.
 12 It's more like a wall wash up and down light.
 13 MR. GARCIA-BOU: And the glass is
 14 clear glass?
 15 MR. HAYNES: (Indicating.)
 16 THE CHAIRPERSON: Any other comments
 17 or questions, guys?
 18 (No comments or questions.)
 19 THE CHAIRPERSON: I would like to
 20 open -- if I could find the number --
 21 Application 18-24, 322 White Plains Road, for a
 22 public hearing.
 23 MR. GARCIA-BOU: Second.
 24 THE CHAIRPERSON: All in favor.
 25 (All aye.)

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 2 THE CHAIRPERSON: Is there anyone here
 3 who wants to comment? Please. Welcome.
 4 MR. MASTROGIACOMO: Hello.
 5 THE CHAIRPERSON: Jerry Mastrogiacomo,
 6 and I live on 12 Tuckahoe Avenue. It's right
 7 behind the place here. I'm just wondering if
 8 this operation has to go down as a bar
 9 restaurant, a bar pizzeria, I hear a lot of
 10 things going around, and I would just like to
 11 know if any restrictions on noise, smoke, and
 12 all the stuff?
 13 MR. KING: No more restrictions than
 14 anyplace else. I think this gentleman is
 15 probably referring to the exhaust also;
 16 correct?
 17 MR. MASTROGIACOMO: Exhaust and air
 18 condition system because the existing one that
 19 they just put there is very noisy. Not at that
 20 place, down below, 20, 21, whatever it is.
 21 They put it right on the building line right
 22 even with the building, and it's a terrible
 23 noise night and day.
 24 MR. KING: Best thing I could tell you
 25 is we'll look into the noise -- you know, the

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 2 decibel level that's coming from that. As far
 3 as the exhaust from the restaurant, just like
 4 the deli, the Building Department and the
 5 Planning Board is going to do their best to
 6 make sure that the system that they put in is
 7 going to be the least obnoxious odor wise to
 8 you.
 9 MR. MASTROGIACOMO: Then that system
 10 of whatever.
 11 MR. KING: Right.
 12 MR. MASTROGIACOMO: That's about it.
 13 Okay. Thank you.
 14 THE CHAIRPERSON: Is there any other
 15 answer that you have for this gentleman
 16 regarding the systems that you're installing?
 17 MR. HAYNES: No. As Mr. King said, it
 18 usually is a requirement. From other
 19 restaurants we've done in the past, based on
 20 the mechanical systems that's being proposed,
 21 we'll do our best to essentially scrub the air,
 22 clean the air on the exhaust end of things so
 23 it doesn't disturb the neighbors.
 24 THE CHAIRPERSON: Anything else? Any
 25 other questions? Anyone else?

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 2 (No comments.)
 3 THE CHAIRPERSON: So then I would like
 4 to make a motion to close the public hearing
 5 for Application 18-24.
 6 MR. GARCIA-BOU: Second.
 7 THE CHAIRPERSON: All in favor.
 8 (All aye.)
 9 THE CHAIRPERSON: So any comments that
 10 we need to add to the recommendation? No?
 11 So then I would like to make a motion
 12 to move Application 18-24 along to the Planning
 13 Board with a recommendation for approval with
 14 the noted mechanical considerations.
 15 Also, with your plans I do want to
 16 comment about the size of the plans. Larger
 17 than this the next time would be easier for us
 18 to read because some of these things they get
 19 so tiny, it's difficult. Some of them are
 20 super large and some are super tiny. Somewhere
 21 in between.
 22 MR. HAYNES: Understood.
 23 MR. GARCIA-BOU: The sign is separate?
 24 THE CHAIRPERSON: The sign is a
 25 separate thing, yes. They will come back to

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 2 the sign board for that.
 3 MR. HAYNES: Thank you very much.
 4 THE CHAIRPERSON: We voted on that? I
 5 said I would like to make a motion. Second?
 6 MR. GARCIA-BOU: Second.
 7 THE CHAIRPERSON: All in favor.
 8 (All aye.)
 9 THE CHAIRPERSON: Next up is
 10 Application 18-26, which is 1 Huntley Road.
 11 MR. PALUMBO: Good evening.
 12 THE CHAIRPERSON: Good evening.
 13 MR. PALUMBO: I'm Joe Palumbo,
 14 architect for the Bill Fiore and Esposito
 15 family.
 16 So I historically on all additions and
 17 alterations, I use models. I have a model here
 18 to show you. I don't know if you want me to
 19 come up there.
 20 THE CHAIRPERSON: If you would,
 21 please, bring that up. You could bring the mic
 22 with you though.
 23 MR. PALUMBO: So the original house --
 24 this is the original ridge of the house. The
 25 additions to the house is the front porch that
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 2 runs across the garage, a dormer that enlarges
 3 a bedroom on the second floor, and this whole
 4 side was a low gable roof with nothing above
 5 it. So as you go around the house, also this
 6 was a dormer here, so we're bringing that up
 7 and aligning with the -- the dotted lines show
 8 where the roof lines were. So this was really
 9 the back of the dormer. All of this is new.
 10 As you go around the house, we did cantilever
 11 on this side to gain some footage on the second
 12 floor, and then again we just ran this roof to
 13 tie the whole thing together.
 14 THE CHAIRPERSON: And create a porch
 15 kind of an area in the front?
 16 MR. PALUMBO: Yes, right.
 17 THE CHAIRPERSON: That little area in
 18 the front is actually existing.
 19 MR. PALUMBO: That's existing. So
 20 this is all existing again, this is new, this
 21 is new, and that's new. This is an existing
 22 chimney also.
 23 THE CHAIRPERSON: That roof back there
 24 where the dormer pops out of, that's existing?
 25 Where it pops out of.
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 2 MR. PALUMBO: That's all existing,
 3 correct.
 4 THE CHAIRPERSON: Okay. What was the
 5 purpose to -- what did you need to add to the
 6 home to do this project?
 7 MR. PALUMBO: Well, for sure this
 8 second floor addition above the garage was
 9 unused square footage, so it allowed us to get
 10 a new master bedroom. This dormer in the front
 11 gives it full head height to the front. That
 12 pitch was there, it was just coming down right
 13 to the floor. So we enlarged that bedroom.
 14 Again, on the corner here we filled that in to
 15 enlarge that bedroom. Then this whole side
 16 here is the master bathroom and bedroom and a
 17 walk-in closet on the front of the house.
 18 THE CHAIRPERSON: So you went from X
 19 bed to X bed, like how many?
 20 MR. PALUMBO: We gave up one for a
 21 family room, so we ended up with three
 22 bedrooms.
 23 THE CHAIRPERSON: Downstairs?
 24 MR. PALUMBO: One downstairs.
 25 THE CHAIRPERSON: That became the
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 2 family room. Okay.
 3 MR. PALUMBO: This is a revised
 4 breakdown of the materials. We do have a
 5 board.
 6 MR. LUCA: All the siding is new?
 7 MR. PALUMBO: All new.
 8 MR. LUCA: All the windows are new?
 9 MR. PALUMBO: All new, yes.
 10 MR. GARCIA-BOU: The metal standing
 11 seem roof, what material is that?
 12 MR. PALUMBO: It will be aluminum and
 13 it will be black.
 14 MR. GARCIA-BOU: Black?
 15 MR. PALUMBO: Charcoal.
 16 MR. LUCA: What type of windows?
 17 MR. PALUMBO: Andersen 400s. We have
 18 a combination of double hung, and for the
 19 egress windows historically I have used a
 20 casement with a check rail so I get my full
 21 swing of the opening.
 22 MR. LUCA: In the three bedrooms
 23 upstairs?
 24 MR. PALUMBO: Yes.
 25 THE CHAIRPERSON: If you could go back
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to the podium because it's helpful to the people at home. Then if you could go through the board that you brought, the materials, and just tell us where each is going.

MR. PALUMBO: So the AZEK, the HardiePlank finish, the beadboard for underneath the soffits, the charcoal, the GAF with copper trim, and all the gutters and leaders are white.

THE CHAIRPERSON: So where is it that the copper is going?

MR. PALUMBO: The copper is going here. The copper is going at the roof line as a drip edge on top.

MR. LUCA: The standing seam roofs are copper?

MR. PALUMBO: Excuse me.

MR. LUCA: The standing seam roofs are copper?

MR. PALUMBO: No. The standing seam is charcoal, but at the very roof of the drip line above the gutters --

MR. LUCA: Doesn't your illustration show it to be copper? Am I wrong? Your

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rendering.

THE CHAIRPERSON: The image behind that.

MR. LUCA: The 3D rendering shows the standing seam to be copper.

MR. PALUMBO: Oh. That's incorrect. It will be charcoal. I apologize.

FEMALE SPEAKER: The rendering is not exactly correct. I did it at the last minute.

It's just to give you a visual of what's preexisting and what will be.

THE CHAIRPERSON: So it will be copper though?

FEMALE SPEAKER: It's going to be copper, yes.

MR. PALUMBO: My fault.

FEMALE SPEAKER: This will be Hardie.

THE CHAIRPERSON: It's Hardie in that pattern; correct?

FEMALE SPEAKER: This is the Hardie. That was just to give you a visual, so we used cedar. There's extra samples.

THE CHAIRPERSON: Do you have any other questions or comments regarding this

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application?

MR. GARCIA-BOU: Do you have lighting for the porch area?

MR. PALUMBO: This is the style for the light for the porch.

THE CHAIRPERSON: That will go where on the plan?

FEMALE SPEAKER: To the right of the front entry. It's actually on the rendering there.

MR. LUCA: On either side of the door?

FEMALE SPEAKER: Yes. I think the actual measurements are 13.5 by 7. 13.5 by 7.

MR. LUCA: Also, the upper windows have shutters?

FEMALE SPEAKER: Pardon me.

MR. LUCA: Will there be shutters or will there not be shutters?

FEMALE SPEAKER: We're 50/50. If you have a recommendation.

MR. GARCIA-BOU: You didn't show shutters on your elevation here.

MR. LUCA: The only thing is that not every window could have a shutter because you

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have that bay, so you might not want the shutters. On a triple window also --

FEMALE SPEAKER: I mean, they do bifold traditionally on the triple window.

THE CHAIRPERSON: Is the front door moving?

FEMALE SPEAKER: No, the front door is going to stay.

THE CHAIRPERSON: Because on your sketch on the elevation here, the door seems to be about -- I don't know -- a foot or so away from the corner, but on the photo it's tight to the corner.

FEMALE SPEAKER: On the rendering?

THE CHAIRPERSON: Yes. On the rendering it's about --

FEMALE SPEAKER: The rendering is really suppose to be looking from the left elevation, a little bit more three dimensional, so you can't see the door.

THE CHAIRPERSON: No, on this elevation. If you look at the door, the front door.

MR. PALUMBO: The door on here shows

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it has been moved, correct. It is right up against the wall.

MR. GARCIA-BOU: The existing is?

MR. PALUMBO: Excuse me.

MR. GARCIA-BOU: The existing is.

THE CHAIRPERSON: The existing is door is right up against the wall and this is not.

MR. LUCA: The garage --

THE CHAIRPERSON: No, that's -- draw it the way it's going to be. If it's not going to move, then -- if it's going to be like this, draw it this way. If it's not going to be like this, then you have to be more accurate.

MR. GARCIA-BOU: I prefer it to be moved.

THE CHAIRPERSON: Yes. It looks much better moved. Right now if you look at it, do you see the way it is in comparison to this, the elevation?

MR. LUCA: On the plan, it's moved a foot over. Right now when you open the door, you see exactly the center line of the stair. That's why it's where it is now.

MALE SPEAKER: If we moved it, then

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you're not lining it up directly with the stairs.

MR. LUCA: I don't think it really matters if it moves or not.

THE CHAIRPERSON: When you open it, you mean?

MR. LUCA: From the outside. You maybe want a little bit of return of siding before the trim starts. It doesn't need to move, you know, 18 inches, for example. It's probably better to have the door open and you could visually see the center line of the staircase as much as possible. That's what I would want. I don't think it matters either way.

MR. PALUMBO: I think the plans show that it has been pulled over to the right.

MR. LUCA: The exterior wall of the garage, that's an existing wall?

MR. PALUMBO: I'm sorry.

MR. LUCA: The exterior wall of the garage, that's existing?

MR. PALUMBO: This?

MR. LUCA: No. I don't know what side

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that is. The right side.

MR. GARCIA-BOU: All the exterior is being redone?

MR. PALUMBO: I'm sorry.

MR. GARCIA-BOU: All the exterior is being redone, all the exterior walls?

MR. PALUMBO: Completely.

MR. GARCIA-BOU: Completely. So all the existing material that is existing now is being removed?

MR. PALUMBO: I'm sorry.

MR. GARCIA-BOU: All the existing material is being removed?

MR. PALUMBO: That's correct.

MR. GARCIA-BOU: You're not putting any lights on the garage area at all? Lights on the garage area?

MR. PALUMBO: Two soffit.

THE CHAIRPERSON: That does come out quite a bit, so there's plenty of room.

All right. So I would like to open

Application 18-26 for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: Anybody here who would like to comment on the application? No?

(No comments.)

THE CHAIRPERSON: Okay. I will close the public hearing for Application 18-26.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay, to summarize any of the comments. I would recommend moving the door over just slightly, as it is presented in the plan. I think that even if it's not centered on the stair, it kind of also just leads you to the living room, which is where you're going. So I think that is a better all around kind of a thing. Other than that, I agree that the copper is nicer if you can. It would be a nice touch. Any other comments, board members? No?

(No comments.)

MR. KING: Laura, can I ask you a question?

THE CHAIRPERSON: Sure.

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MR. KING: On the floor plan, it's showing that door, Joe, moved over in a location roughly a foot from the corner. Is that what we're going to say, a foot from the corner, or do you want to go more, 18 inches?

THE CHAIRPERSON: I would say according to the plan, what's on the plan.

MR. KING: That floor plan scales to be about a foot.

MR. PALUMBO: 18 would be too much.

THE CHAIRPERSON: Yes.

MR. GARCIA-BOU: On the porch those new pilasters that you have, what size are those?

MR. PALUMBO: The columns?

MR. GARCIA-BOU: Yes.

MR. PALUMBO: 8 inches.

MR. KING: What's the status of the shutters?

MR. LUCA: Take them out.

MR. PALUMBO: Take them out.

THE CHAIRPERSON: I think you've got enough going on, and it is a nice elevation. I think it's got some nice --

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FEMALE SPEAKER: The trim is also missing from that rendering.

THE CHAIRPERSON: Okay. So I would like to make a motion to pass Application 18-26 along to the Planning Board with a recommendation for approval with the aforementioned condition on the door.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you very much. I know these are smaller also, but your scale is a quarter scale, which that's more viewable so that's a help. I mean, it's maxed out on the paper, but -- it's not necessarily the size of the paper.

Next up is Application 18-27 for 43 Hathaway Road. Welcome.

MR. MAIORANO: Good evening, board members, Adamo Maiorano from Community Design and Engineering. On behalf of the applicant, Gregory Holcombe, we are proposing a new single family dwelling at 43 Hathaway Road.

The existing site was improved with a

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single family dwelling. It has been removed. There were also related structures, driveway, sheds, and patio that will, in fact, all be removed from the site.

In our proposed design, in order to accommodate the desired function and layout by the applicant, we are proposing to grade the property and create two tiered stone retaining walls in the back. We did also shift the house in order to create a better function in the site. It's an oversized site, so we tried to shift it to gain more site usage in the new residence. We did, in fact, take advantage of the existing curb cut and driveway. It will just be elevated a bit to accommodate that first floor garage that we are proposing.

I'll go to the elevations. In the proposed design on the left-hand side, left side elevation, there will be a two car garage. In the front of the house, the materials throughout will be a white lap HardiePlank siding. All of the trim is a white AZEK trim as well as a white aluminum gutters. The roof is a charcoal asphalt architectural shingle

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roof. The stone is a thin veneer -- natural thin veneer ledge stone. There's a water table along the left-hand side where the garage is, as well as the front, and then the base to the columns in the front, and by the front door will also have stone veneer on it. The windows, again, are Andersen 400 series windows with simulated divided light, the colonial grid pattern six over one. As far as the accent roofing, it will be a standing seam copper roof over the garage and that front portion of the garage as well, wood composite shutters, and also composite garage as depicted in the elevations. For lighting, we are having lights on either side of the front door. There will be a soffit light in the front portico, as well as soffit lights in the accent roof over the garage.

As far as the street-scape with the neighboring residence, I had to actually -- , because, again, it's an oversized lot to kind of fit it on the page and look kind of normal, I had to squeeze it in a bit. There's a whole lot of room on the side yards of the house, but

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in comparison to the neighboring residences that's kind of what it looks like, although it's a little bit more spread out. That's the right side of the house. It was raised a bit.

THE CHAIRPERSON: So on the lines there, is that the property line?

MR. MAIORANO: It's basically the property line, exactly.

THE CHAIRPERSON: Are there walls there because it looks like there's little drops?

MR. MAIORANO: There's existing stone wall here that's going to remain, and there's neighboring retaining wall that's remaining. Our only proposed wall is along the left corner of the property here that's only about 4 feet and then the tiered walls here. The grade kind of changes, but it's hard to create a street-scape with the differentiation of the grade back here. So you're trying to like show what's going on, but this house obviously is back here, the neighboring house, so it's raised quite a bit, so that's why you see the difference in grade height on that

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street-scape. This house is set further back.

The picture is here. It has a long driveway going to it, so it's set back. This is the house that's pulled forward closer to the street. Repositioning the house on the site, it creates a little better appeal and softens

the street-scape. There is also a landscape plan in the packet from Tony Acocella. So basic landscaping along the perimeter of the site, as well as the front and side of the dwelling and in between the tiered retaining walls behind the patio. If you've been to the site, there's also a natural swale that's being created to capture water runoff because there's quite a bit of water coming from the properties above and we're capturing that water and drainage system into the storm drain as well to help alleviate that issue that's happening.

THE CHAIRPERSON: What kind of windows are they?

MR. MAIORANO: They're Andersen 400 series windows.

MR. LUCA: I have a question. What is the ridge height and what is the maximum ridge

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height allowed?

MR. MAIORANO: The maximum ridge height is 33 feet and our proposed is 32.78, so close to that is proposed.

MR. LUCA: Couldn't make it higher?

MR. MAIORANO: No. We're like --

MR. LUCA: No one ever says that; right?

MR. MAIORANO: What's that?

MR. LUCA: No one says that usually.

MR. MAIORANO: No. It's the normal 9 foot first floor, 8 foot second floor.

MR. LUCA: I was just thinking from the side elevation it would look nicer if the roof had a steeper pitch.

MR. MAIORANO: Yes. We had to soften that up to not have it 6 and a half on a 12. On the right side, the grade is pretty much raised along the whole property.

MR. GARCIA-BOU: Where are all the AC units going?

MR. MAIORANO: The AC units are on the right-hand side and then they will be screen with evergreen screening. Like I said, we have

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ample side yard setback, so it will be far enough away from the residence. You kind of see most of the house this way, not as much on that side, but again, there will be screening around it and planting along this side of the property as well, the right side.

THE CHAIRPERSON: I would like to make a motion to open up Application 18-27 for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here who would like to comment? Please. Come right up. Welcome.

MR. SOMMER: Yes. Good evening. My name is Steve Sommer. I reside at 39 Hathaway Road, which is exactly two houses north of the proposed property. I'm actually here for two reasons.

Number one, I'm in support of the project, and I want to compliment Mr. Holcombe and his architect for what I consider to be a very elegant and fitting design into the

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neighborhood. So that's my first statement.

My second statement, I'm sure that Mr. King knows and as the architect actually has pointed out, the existing topograph of the site is rock, and water is a huge problem for that entire neighborhood coming in from New Rochelle Road down to Hathaway Road. I had to deal with it. It is certainly a -- I'm going to use the term it's a problem for the entire neighborhood. So I would just implore -- and I recognize that this is the Architectural Review Board not the building permit, but I would implore that the proper drainage systems be incorporated into the design. That is my really only request. Thank you.

THE CHAIRPERSON: I do believe that that request will be honored because when they're doing new construction, there is so much more now that's required that wasn't required when possibly your house was built or a lot of the neighborhood was built. So I think, if anything, it should help, not make anything worse. Am I right, Jim?

MR. KING: Yes. They're going to be

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reviewed by the town engineer.

MR. SOMMER: Great. Well, thank you.

THE CHAIRPERSON: And thank you for coming out. Anybody else? No?

(No comments.)

THE CHAIRPERSON: So then I would like to make a motion to close the public hearing for Application 18-27.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Do you have materials? Did you have a material board with you?

MR. MAIORANO: Yes. This is the color of the siding.

MR. LUCA: The windows are white and the shutters are black?

MR. MAIORANO: Yes.

THE CHAIRPERSON: And is that a copper there on the --

MR. MAIORANO: That is copper on there.

THE CHAIRPERSON: The side and up

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here. Looks nice. Nice touch. Not too much.

You said this is the color, right, this is the texture?

MR. MAIORANO: White is the color.

THE CHAIRPERSON: Any comments or questions? Unfortunately, the two landscape designers are not here tonight, both Margaret and Jennifer. I'm sure Margaret will give you her comments on that.

MR. MAIORANO: They tried to fill the site.

THE CHAIRPERSON: Any other questions, folks?

MR. LUCA: No. Looks nice.

THE CHAIRPERSON: Thank you. I appreciate your size, the legibility of the application. It helps us a lot.

So I would like to pass along Application 18-27 along to the Planning Board with a recommendation for approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. MAIORANO: Thank you.

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THE CHAIRPERSON: Thank you very much.

Our next application is Application 18-28, 11 Arlington Road.

We were missing existing photos on this plan?

MR. HAYNES: No. It should have been filed. It would have been sheet 009. It just shows the front for the project's subject site.

THE CHAIRPERSON: It's the very last two pages there.

MR. LUCA: This house is not on it -- oh, it is.

MR. HAYNES: That's part of the subject property, and then we also should have another sheet that shows all four sides.

MR. LUCA: Could I make a recommendation for the board, that when we get drawings like this, we should have existing drawings as well, not just photographs.

THE CHAIRPERSON: I'm not sure what the requirement is on the addition, but I believe that it is required. Am I right, Jay?

MR. KING: I don't know the answer for you.

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THE CHAIRPERSON: I believe that it is required when it is an addition.

MR. HAYNES: May I begin?

THE CHAIRPERSON: Yes, please.

MR. HAYNES: Ladies and gentlemen, my name is Thomas Haynes from Haynes Architect. Tonight I'm presenting an application on behalf of my client for a property located at 11 Arlington Road. We are proposing additions and alterations to an existing dwelling. We are proposing to extend the rear yard and the right side of the existing house.

The first sheet that I have in front of you here shows a site plan, an aerial view of all of the adjacent properties and keying all the addresses in. To the top right of the sheet here is 7 Arlington Road, which is located to the left of the subject property, the middle photo on the right-hand side is the subject property, and the bottom right-hand photo is the property located towards the right-hand side of the subject property.

This next sheet we have here is a gross floor area diagram on the left side and

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to the right side shows all four sides of the subject property. So as you could see here, this is our plot plan drawing. The gray hatch represents the proposed additions, again located to the rear and to the right-hand side of the existing dwelling. The existing driveway is located at the basement level towards the left-hand side, so we're proposing to widen that slightly to get another second car garage in there.

With regards to the site, we are proposing Cultec storm water chambers located towards the rear of the property where we'll also be regrading somewhat along with a little bit on the right-hand side and at the front as well.

So after the proposed alterations, the first floor will consist of an entry foyer, dining room, living room, family room to the back, kitchen and dinette towards the rear. Second floor will consist of four bedrooms, one of which being the master as a master suite. The house will have a total of four and a half bathrooms.

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Again, this sheet shows a large scale drawing, loose rendering of what it would look like to give you a little bit of a better idea. It's a colonial style with a little bit of a contemporary touch. The lower portion of the house we're proposing a thin stone quartzite veneer. We have samples right here so you see for your reference for color and material. The top portion will have quoins, stucco quoins at the corners, and along the top will be stucco as well in a light beige color. I have color samples here as well for your reference, which I'll pass out shortly. The roof on this is a mansard style roof but to appear like a hip roof. We wanted to keep the scale of the roof down. When I say it's a mansard, again, the top would be flat to keep the scale down, and from the side views it actually doesn't come to a point. The reason we did that, again, we didn't really want to overpower the scale on this, and again, we wanted to comply obviously with the max ridge height elevation. In this zone, the max ridge height by code is 33 feet which is permissible, and we are proposing

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32.7. So we're nearing the max on this but still staying a little bit clear on that.

I also have, which I'll pass out to you, the front door sample or cut sheet, as well as at garage doors. There will also be two exterior lights on either side of the entrance door that will be located under the portico, which you can't see in the front elevation, but I'll hand that sample out as well. The fireplace located towards the right side of the addition will also be clad in the same thin stone quartzite. The windows we're thinking right now of Pella ProLine or a Marvin Integrity. The fascia boards are going to be painted dark brown along with the leaders coming down. As I mentioned before, the stucco background is going to be a light beige, and the quoins will be sort of like a taupey (sic.) color that I have again with the cut sheet that I'll pass out.

As we move along, you could see the other elevations which are not rendered, but again, you could just get a feel for the placement of this and window configurations.

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1 The bottom here shows the rear elevation. The
2 exterior here of the one story structure, which
3 is the dinette at the first floor, we're going
4 to have a deck coming down to access the rear
5 yard -- I should say a stair and a platform,
6 it's not really a deck, and then the left side
7 and right side elevations as well.

8 THE CHAIRPERSON: The windows seem to
9 be more defined in terms of the divided lights,
10 so are they true divided lights then or
11 simulated divided lights?

12 MR. HAYNES: They will be simulated,
13 yes. So that would be the wall sconce lights
14 located on the either side of the door. This
15 is the Timberline architectural series shingle
16 that we're proposing. This would be a cut
17 sheet or photograph of the front entrance door.
18 This here we have the quoin colors -- I'm
19 sorry, the quoin color is this color here and
20 the light beige color. This is the stucco
21 sample. This is a cut sheet or catalogue cut
22 of the garage, which will be a steel.

23 MR. LUCA: You're basically adding
24 another level to the top of this house?

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1 MR. HAYNES: It's currently like a
2 raised ranch style, so we're adding a second
3 floor to it.

4 MR. LUCA: Do you have a street-scape?

5 MR. HAYNES: I don't. I'm sorry.

6 MR. LUCA: Honestly, this house looks
7 massive and it seems out of scale.

8 MR. HAYNES: So this house located to
9 the right is a two story house. This is toward
10 the right side of the property and this is the
11 subject property.

12 MR. LUCA: How much higher is it than
13 those houses?

14 MR. HAYNES: The street does go up
15 somewhat. Our house is not higher than the one
16 to the right of it. It should be pretty much
17 in line with that, although elevation wise I
18 believe the street does go up somewhat. So 17
19 Arlington should be slightly uphill of our
20 house.

21 MR. LUCA: Do you require the
22 street-scape?

23 MR. KING: I think that's the closest
24 thing you're going to get.

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1 MR. LUCA: Drawing the houses in a
2 line like the previous applicant.

3 THE CHAIRPERSON: It's not required
4 when it's an addition.

5 MR. HAYNES: I would certainly be open
6 to doing it. Assuming we could get a positive
7 recommendation to Planning, I would certainly
8 provide that for Planning if need be. I
9 believe Tuesday is the deadline, but we should
10 probably be able to do it in time.

11 MR. GARCIA-BOU: Can I see the stone
12 again?

13 MR. HAYNES: Yes. The rendering
14 colors are a little off.

15 MR. GARCIA-BOU: I like that color.
16 (Indicating.)

17 THE CHAIRPERSON: It's got a lot going
18 on with the quoin and the stone. The stone is
19 beautiful. I think the stone is -- the quoin,
20 I don't know, just kind of tends to make it a
21 little cartoony (sic.) to me. Do you agree,
22 Silvio?

23 MR. LUCA: I don't think the quoins do
24 anything for the house, honestly. The windows

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1 are casements obviously?

2 MR. HAYNES: Correct. The lower floor
3 has fixed transoms above, and the bay style on
4 the front have fixed as well.

5 MR. LUCA: Have you thought about
6 instead of having the half circle tops or the
7 electrical windows over those two windows on
8 the second level, to actually have the window
9 made that the window itself is a casement but
10 has a semicircle top? The horizontal bar
11 really bothers me between the two. At least on
12 this house. Do you understand what I mean?

13 MR. HAYNES: Yes, I know the windows
14 that you're talking about. I think that
15 there's a big cost difference between those
16 windows.

17 MR. LUCA: This is not a small
18 project.

19 MR. HAYNES: Understood. I don't
20 think that what's proposed is, you know, a
21 negative. I think it's a good suggestion.
22 Again, the owner is not here so I can't speak
23 on his behalf, but it may come down to a cost
24 issue.

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MR. LUCA: Also, the garage doors should have a divided light.

MR. HAYNES: Those do.

MR. LUCA: So there's two pieces of glass, two pieces of glass?

MR. HAYNES: In the rendering you can't see it, but in the catalogue you could see that.

THE CHAIRPERSON: Is this the one on the front?

MR. HAYNES: It wouldn't be that because that's a wider door, but it's similar to that. It would also have poles on there as well. It would have a divided light on that.

THE CHAIRPERSON: So then is this painted the color of the garage or is that like the mahogany?

MR. HAYNES: No, I believe that's an actual infill panel on it.

THE CHAIRPERSON: A what panel?

MR. HAYNES: I think it's an infill panel with wood, I believe, in the door.

THE CHAIRPERSON: So it will look kind of like the front door?

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MR. HAYNES: Exactly. So the colors would be similar.

THE CHAIRPERSON: The fiberglass that looks like wood, kind of stained like wood?

MR. HAYNES: Exactly.

MR. GARCIA-BOU: This is your front elevation?

MR. HAYNES: Correct. That's just, again, to give you a better sense of the materials because what we submitted didn't have any color or anything. It's not the best representation of color if you look at the samples that I brought, but it's similar to give an idea.

MR. GARCIA-BOU: Your front elevation on this drawing has the horizontal --

MR. HAYNES: Correct. The doors had changed. It was a request of the owner to go with that specific door style, so we added it in today.

MR. LUCA: Did you ever think about doing a water table and having, let's say, a piece of cast stone or blue stone in middle of that stucco instead of stone right to the

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grade? It makes the house read very tall, the stone going all the way --

MR. HAYNES: You're talking below the windows on the right-hand side?

MR. LUCA: Like a horizontal band point down the stucco.

MR. HAYNES: And above it stone?

MR. LUCA: Yes. The opposite details you have above, for example.

MR. HAYNES: Typically, you want the heavier material to be down, so I think if it was the opposite it would make a little bit more sense personally. I'm not sure that we would just want to have stone floating in the middle of a band with stucco below it. If we brought the stucco down on the right-hand side to a water table with stone below, that might make more sense.

THE CHAIRPERSON: Like a water table below the window line?

MR. HAYNES: Correct. The attempt here was to take the scale down with the horizontals, and I think that's your point with the water table.

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MR. LUCA: I think you need more.

MR. HAYNES: We tried to do that, yes, with the roof breaks there and kind of the bay popping out upstairs and the portico and everything.

MR. LUCA: It's just a lot of stone as well.

MR. GARCIA-BOU: You can still introduce the horizontal and still use the --

MR. HAYNES: We could break it with a blue stone or something in between and still keep it stone if we could introduce that band. I'm sure they would be amenable to that. That should not be an issue.

MR. LUCA: I also think your transom above your main door should probably be divided as well.

MR. HAYNES: That's not indicated but agreed. I agree with you.

THE CHAIRPERSON: But the door that --

MR. HAYNES: That door doesn't show a transom just because the transom would be -- that's just the cut for the door, a photograph of the door itself without a transom.

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THE CHAIRPERSON: I know. I remember seeing this. I think that doing the stone lower would possibly help to break it up. I don't think it would be so bad -- being that you won't be doing it all on the front -- to actually wrap that around the home. It would help to break up the sides as well. You know what I mean? The sides are -- you know, you're seeing three rows of windows, so you're seeing like -- it looks three floors high. If you could somehow break that up because, you know, you're not going to see just the front, you see the sides as you go around.

MR. LUCA: I think you should get rid of the quoins as well.

THE CHAIRPERSON: I would love it if they got rid of the quoins. It's almost like two different things going on, kind of, with the stone and the quoins.

MR. GARCIA-BOU: I think the quoins are throwing it off. I like the stone.

MR. LUCA: The horizontal band on the front elevation should go around the house as well, as you mentioned, to break it up. It

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just looks so tall this house.

THE CHAIRPERSON: I don't know if there's like a clear enough vision of this home for us to approve this application from an aesthetic point of view.

MR. LUCA: The rendering elevation has a lot of detail. Actually, I would have liked to see all four elevations with that much detail, to be honest, because it reads a lot differently scale wise. The other elevations, your right and left, because of the grade it's just, you know, the house is 40 foot tall, so I think you need horizontal banding somehow to break that vertical dimension up.

MR. HAYNES: I mean, we would be amenable to doing some kind of Fypon band or something, but, you know, if we're going to start carrying that stone --

MR. LUCA: Not stone.

MR. HAYNES: Oh, I was going to say -- well, even the water table to wrap that around could be --

MR. LUCA: On the front elevation on the right-hand side below those two windows,

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you have that band, so if that band went around the entire house --

MR. HAYNES: Of course we could certainly do that.

MR. LUCA: Then you have the potential of that band the paint on the exterior could be a different color, for example.

MR. HAYNES: That's true. I don't disagree with that.

MR. LUCA: I think the quoins really need to go as well. I don't think it does anything. It just really dates the house, to be honest.

MR. HAYNES: The design of this was actually -- there was an inspiration to the design by the owner. This is really kind of the dream house that they wanted, and that's where the design kind of -- it pushed from that, so thus the quoins and some of the other features that are here.

MR. LUCA: It has a very Mediterranean feel without the correct materials, for example. Like the way this elevation is, it's a nice elevation, but I see this house with a

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red clay roof and limestone, for example, not stone and stucco and brown.

THE CHAIRPERSON: Almost like a Tudor coloring but not a Tudor home.

MR. LUCA: It's a Mediterranean design, you know, with the mansard roof like that.

MR. HAYNES: If I were to speak on behalf of the owner and agree to some of these things, is there any way we could get it conditional because the board does break for two months? Like I said, we could scramble to get the street-scape done if that's what you need for the Planning Board, that's not a problem. I'm sure if the owner was here, he would say, okay, if the board was adamantly opposed to the quoins we could certainly, I'm sure, adjust that and remove them. I agree with maybe the horizontal band, which could be a nice touch as well to kind of break up the vertical element of the building.

THE CHAIRPERSON: Just so I understand what you mean by the horizontal band, where is that going to go?

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MR. HAYNES: Probably tie it in here to be at either level, but the thing is if you look at the front elevation --

MR. GARCIA-BOU: I would pick up on the first floor.

MR. HAYNES: We can't just arbitrarily -- I don't believe that we should arbitrarily just pick something up, you know, at a water table height. I think that maybe we want to break it up again around here because of this band and this, so at least it ties back in on itself. Also, it will tie back in at the one story element. Otherwise, we're just going to start introducing a band a lower level that doesn't tie in well.

THE CHAIRPERSON: So you're talking about tying together the bands that are above the windows?

MR. HAYNES: It would be like this. If we want, we did speak earlier about adding one at the water table and one down here. We could also introduce something down there as well, I suppose, that wrapped around.

MR. LUCA: I think just right now

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there's so much stone and I think because, you know, you don't show landscaping on your elevation -- if you showed the landscaping on your drawing, you would lose the 3 feet below the window.

MR. HAYNES: That's true.

MR. LUCA: I definitely think, like you said, you minimally need a horizontal band on the second level going around the entire house.

MR. HAYNES: And it would tie in on itself, so I think that that's just a natural place for that happen.

MR. LUCA: I would, again, remove the quoins and make all the fenestration, the mullions the same.

MR. HAYNES: Correct. I completely agree with that. I think we missed it on the -- well, the door had changed --

MR. LUCA: The door on the rear bay too, what is that, a slider?

MR. HAYNES: I believe they're French.

MR. LUCA: That should have some kind of pattern as well.

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MR. HAYNES: I agree with you.

MR. LUCA: And a transom.

MR. HAYNES: They are French.

THE CHAIRPERSON: So, where are we?

MR. LUCA: I think it's fine with

conditions to let it go forward.

THE CHAIRPERSON: Okay.

MR. LUCA: As long as they know

exactly what we want.

THE CHAIRPERSON: What we want. Could you say, Silvio, because I'm not clear on it as much as you are. In concept, yes, but not in --

MR. LUCA: It might be better to actually give him something as well, a drawing. On the front elevation -- can you go to it so you understand what I'm talking about?

MR. HAYNES: Sure.

MR. LUCA: The band that's below the double windows on the right-hand side. Above. The band. That band. Bring that band around the entire house.

MR. HAYNES: Correct, which we will tie back in right here.

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MR. LUCA: Exactly. Right. I would remove the quoins. I, personally -- I know it's a cost factor -- those windows with the half circle, if that was actually a window that was made that way without the mullion, it would look a lot nicer.

MR. HAYNES: I will certainly talk to the owner.

MR. LUCA: Divide the transom above the main door. The garage doors show it. The divided light.

MR. HAYNES: According to the catalogue. Absolutely.

MR. LUCA: Right. The French door in the rear as well. Anything else you want to add?

THE CHAIRPERSON: No, I think that's it.

I would like to make a motion to open this Application, 18-28, to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here

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<p style="text-align: right;">65</p> <p>1 EASTCHESTER ARB - 6/7/18</p> <p>2 who wants to make a comment about the</p> <p>3 application?</p> <p>4 (No comments.)</p> <p>5 THE CHAIRPERSON: I would like to make</p> <p>6 a motion to close the public hearing for</p> <p>7 Application 18-28.</p> <p>8 MR. GARCIA-BOU: Second.</p> <p>9 THE CHAIRPERSON: All in favor.</p> <p>10 (All aye.)</p> <p>11 THE CHAIRPERSON: Any other comments?</p> <p>12 (No comments.)</p> <p>13 THE CHAIRPERSON: I would like to make</p> <p>14 a motion to approve Application 18-28 along to</p> <p>15 the Planning Board with a recommendation for</p> <p>16 approval -- send this application along to the</p> <p>17 Planning Board.</p> <p>18 MR. KING: Laura, the conditions, all</p> <p>19 of the transoms are going to be divided lights;</p> <p>20 correct?</p> <p>21 THE CHAIRPERSON: Yes.</p> <p>22 MR. KING: On the front, the band</p> <p>23 below the double windows should go around the</p> <p>24 entire house?</p> <p>25 THE CHAIRPERSON: Yes.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">67</p> <p>1 EASTCHESTER ARB - 6/7/18</p> <p>2 THE CHAIRPERSON: We did not place a</p> <p>3 vote. I made the motion.</p> <p>4 MR. GARCIA-BOU: Second.</p> <p>5 THE CHAIRPERSON: All in favor.</p> <p>6 (All aye.)</p> <p>7 THE CHAIRPERSON: Okay. Very good.</p> <p>8 MR. HAYNES: Thank you.</p> <p>9 THE CHAIRPERSON: Next up is</p> <p>10 Application 18-29. Application 18-29 is for 96</p> <p>11 Fairway Drive. Hello.</p> <p>12 MR. IANNACITO: Good evening. My name</p> <p>13 is John Iannacito. I'm an architect, and I'm</p> <p>14 representing Mr. and Mrs. O'Leery this evening.</p> <p>15 We are proposing additions and alterations to</p> <p>16 the existing single family residence located at</p> <p>17 96 Fairway Drive.</p> <p>18 The proposed scope of work will</p> <p>19 include a two story addition at the side of the</p> <p>20 existing residence highlighted here, expansion</p> <p>21 of the existing second story, and construction</p> <p>22 of a new entry portico at the front of the</p> <p>23 residence highlighted here.</p> <p>24 I'll quickly go through the floor</p> <p>25 plans. On the first floor, here is the</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">66</p> <p>1 EASTCHESTER ARB - 6/7/18</p> <p>2 MR. KING: Remove the quoins. I</p> <p>3 already said this; all of the transoms are</p> <p>4 going to be divided. And if they can, to</p> <p>5 change those -- what should we call them?</p> <p>6 THE CHAIRPERSON: The eyebrows to --</p> <p>7 MR. KING: Yes, those eyebrows to --</p> <p>8 MR. HAYNES: To one open casement with</p> <p>9 the arch.</p> <p>10 THE CHAIRPERSON: I think that it</p> <p>11 would help to show -- if you did the rendering,</p> <p>12 the color rendering on all sides for the</p> <p>13 Planning Board, it would be a lot more helpful.</p> <p>14 Again, these kind of smaller scale it's really</p> <p>15 tough the size of it.</p> <p>16 MR. HAYNES: Thank you very much.</p> <p>17 MR. LUCA: Can I add one thing? I'm</p> <p>18 sorry. I think when you did the Fypon around</p> <p>19 all the windows on the other three elevations,</p> <p>20 six inches seems big. Maybe you want to look</p> <p>21 at that.</p> <p>22 MR. HAYNES: Okay. I'll look into a</p> <p>23 four.</p> <p>24 MR. LUCA: Something a little bit</p> <p>25 smaller.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">68</p> <p>1 EASTCHESTER ARB - 6/7/18</p> <p>2 addition, which will include expansion of the</p> <p>3 existing dining room. We're also proposing</p> <p>4 some interior alterations of making a new</p> <p>5 master suite on this end and removing one of</p> <p>6 the bedrooms, and then on the second floor the</p> <p>7 expansion and the addition will include three</p> <p>8 new bedrooms and one new bathroom.</p> <p>9 Here is a drawing of the existing</p> <p>10 front elevation. Here are the proposed</p> <p>11 elevations, the front elevation showing the new</p> <p>12 two story addition at the side, second story</p> <p>13 expansion, and the front portion portico. Then</p> <p>14 I have a rendering of the front elevation</p> <p>15 showing materials and colors. The wall</p> <p>16 surfaces will be a vinyl siding in a midnight</p> <p>17 surf finish. The existing stone veneer will</p> <p>18 remain, and the new stone veneer under the</p> <p>19 portico here will match existing. The roof</p> <p>20 surfaces will be asphalt shingles in a slate</p> <p>21 finish. The windows will be vinyl clad in a</p> <p>22 white finish. The trim boards will be vinyl in</p> <p>23 a white finish. The columns will be painted</p> <p>24 AZEK in a white finish. The gutters and</p> <p>25 leaders will be aluminum in a white finish.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

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1 The railings will be metal to match existing.
 2 The front door will be fiberglass in a white
 3 finish, and the overhead door will also be
 4 fiberglass in a white finish. I have samples
 5 of all the exterior materials. I also have a
 6 cut sheet of the light fixture at the front
 7 portico, which I can give you.
 8 MR. LUCA: Are some windows existing?
 9 MR. IANNACITO: We're going to be
 10 replacing all of the windows except the bow
 11 window over the garage door.
 12 MR. LUCA: Is there a reason why they
 13 don't want divided light?
 14 MR. IANNACITO: Yes. The house is
 15 right across from the golf course, it's got
 16 great views over to the golf course, and they
 17 want un-obstructed views to the golf course.
 18 The existing bow window does not have any
 19 divided lights, so we decided to go with no
 20 divided lights on the entire house.
 21 THE CHAIRPERSON: What kind of siding
 22 is it?
 23 MR. IANNACITO: It's vinyl siding.
 24 Here's a sample of the vinyl siding. The color

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1 will be the midnight surf. The roof surfaces
 2 will be an asphalt, AZEK trim for the columns,
 3 the overhead doors, and then the roof shingles
 4 will be a slate finish.
 5 MR. GARCIA-BOU: You're not moving the
 6 entrance; right?
 7 MR. IANNACITO: The entrance is moving
 8 over slightly to be centered on the new
 9 portico. If you look at the existing elevation
 10 on A2, the door is over a bit more. I shifted
 11 it over and also added side lights and it will
 12 be centered on the new portico.
 13 MR. LUCA: Chimney is existing?
 14 MR. IANNACITO: Chimney is existing,
 15 yes. It's here.
 16 MR. LUCA: You don't need to extend it
 17 or you do?
 18 MR. IANNACITO: We don't because the
 19 roof -- do we need to extend it? We may have
 20 to extend it a little bit. I'm not sure. No,
 21 because the ridge line doesn't change on that
 22 side. I don't think it does. It does go up a
 23 little bit but then it comes back down here.
 24 We might have to go up a little bit. We might

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1 have to just extend the flue instead of
 2 extending the brick. If we do, the brick will
 3 match existing.
 4 THE CHAIRPERSON: It looks like
 5 there's two of them now; right?
 6 MR. IANNACITO: Two?
 7 THE CHAIRPERSON: Chimneys.
 8 MR. IANNACITO: No, just one.
 9 THE CHAIRPERSON: Isn't that two?
 10 MR. IANNACITO: There's only one
 11 chimney on the house.
 12 MR. GARCIA-BOU: There's only one
 13 chimney.
 14 MR. IANNACITO: It think it's -- if
 15 you look at the project, it's on the side here.
 16 THE CHAIRPERSON: On project site,
 17 rear and side.
 18 MR. LUCA: It might be for the boiler.
 19 MR. IANNACITO: There is one there. I
 20 definitely have to show that on the elevation.
 21 You're right.
 22 MR. LUCA: That would have to be
 23 extended, right, that one?
 24 MR. IANNACITO: That one would

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1 definitely have to be extended, yes. That's in
 2 the middle of the house. I didn't know there
 3 was a chimney there.
 4 MR. LUCA: I only bring that up
 5 because you have all that new stone work;
 6 right?
 7 MR. IANNACITO: We have this stone
 8 work just in that portico area. To put stone
 9 on top of the roof would be difficult. I think
 10 what might happen on this one, they either will
 11 extend the brick or we'll just stucco that.
 12 I'll show it on the plans for the Planning
 13 Board.
 14 MR. GARCIA-BOU: This is a new roof
 15 line on the elevation; the existing front
 16 elevation versus the new front elevation on the
 17 left side?
 18 MR. IANNACITO: Right now there's a
 19 gable.
 20 MR. GARCIA-BOU: That's coming out;
 21 right.
 22 MR. IANNACITO: We're going to remove
 23 that gable.
 24 MR. GARCIA-BOU: You're removing just

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the gable?

MR. IANNACITO: Just the gable we'll remove. If you look at this roof line here is -- so it basically would be the same height here instead of having the gable. So the back of the house, this is the existing slope at the back of the house, and then we'll continue that back down towards the front. That same slope will continue back and hit the new addition further back, which is here, so the ridge comes up a little higher.

MR. GARCIA-BOU: Okay. I think the elevation is going to look different with the new chimney in the middle of the house.

MR. IANNACITO: I think it's going to be at the back of the house actually.

THE CHAIRPERSON: You're really not going to see it.

MR. IANNACITO: In the front you're not going to see it because you're up high. You'll see it from the rear yard over here. Actually, it's like here.

THE CHAIRPERSON: The original elevation of the home is asymmetrical, the new

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elevation is asymmetrical, not that it has to be symmetrical because I like things that aren't, but somehow it's an improvement. I'm not sure how.

MR. IANNACITO: I think the portico, connecting this roof and bringing this all up here, and then having this extra piece beyond makes the house look longer, so I think it --

MR. LUCA: I like the front elevation. I like the color, the blue you chose too.

THE CHAIRPERSON: It's got some interesting play.

MR. IANNACITO: A lot of different depths and texture.

THE CHAIRPERSON: Any other comments or questions?

(No comments or questions.)

THE CHAIRPERSON: I would like to make a motion to open up Application 18-29, 96 Fairway Drive, to a public hearing. Anybody here want to speak about this? Any questions or comments?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

(No comments or questions.)

THE CHAIRPERSON: I would like to make a motion to close Application 18-29 to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: I don't think there were any conditions that needed to be changed.

MR. IANNACITO: Show the chimney.

THE CHAIRPERSON: I'm sorry.

MR. IANNACITO: Show the chimney.

THE CHAIRPERSON: Yes, show the chimney. What about the AC units and that kind of thing?

MR. IANNACITO: The house currently doesn't have air conditioning. I did speak to my client, who is here this evening, he says they would like to add air conditioning. What I will do for the Planning Board application is show air conditioning units on the side of the house which will be in the setback lines. I'll make sure that that gets on the plan for the

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planning.

THE CHAIRPERSON: If you're doing all of this, you might as well put that in.

MR. IANNACITO: Why not, right.

THE CHAIRPERSON: I would like to move Application 18-29 along to the Planning Board with a recommendation for approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: With those aforementioned conditions.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. IANNACITO: Great. Thank you.

THE CHAIRPERSON: Thank you.

MR. IANNACITO: Have a great summer.

THE CHAIRPERSON: Just as a note, I know on your application you do have the existing front elevation. That is required, isn't it, on an addition?

MR. IANNACITO: Existing front elevation?

THE CHAIRPERSON: I'm just asking you that that's normally required?

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MR. IANNACITO: I don't know if it is.
Is it? I'm not sure.

THE CHAIRPERSON: I believe it is.

MR. IANNACITO: I think it's good to
see it side by side.

MR. LUCA: I would like to see it
superimposed. No one realizes how much work
everyone is really doing.

THE CHAIRPERSON: Thank you. Next up
is Application 16-14 for 600 White Plains Road,
Gas Mart. Good evening.

MR. VILLANI: Good evening. My name
is Jonathan Villani. I'm with Annunziata
Villani Design Consultants. We're representing
600 White Plains Road for 600 White Plains Road
Gas Mart.

This project has been in front of the
Planning Board a few times, three times, as
well as my client received zoning variances for
use and area on the property. I'm sure
everybody is well aware of this property. It's
600 White Plains Road on the eastern side of
White Plains Road as you're going north. Right
now it's an unused service station with a small

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convenience mart. We're proposing to convert
it to a full convenience mart. No change in
the footprint of the building. Everything will
happen within the four walls of the existing
footprint. We did make some site alterations,
some additional landscaping recommended by
Planning, as well as parking design recommended
by Planning.

Right now it's two service bays that
aren't being used and a small service mart to
the right. In an effort to alter the exterior,
we are proposing a more residential look to the
building. So it's existing right now as
masonry, brick, so we're going to cover it with
stucco and AZEK trim and propose a new
commercial storefront window and a storefront
entrance.

Below all of the proposed elevations
of the existing property, is a proposed
convenience store that I was involved in in
Pleasantville, New York, and that's similar
materials that we're going to use. So the
stucco will be more of a tannish. In the
rendering it looks a little orangey, that's due

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to the rendering, but it will be more tannish
with a brown AZEK trim similar to this color.
It's a composite.

MR. LUCA: That's the trim?

MR. VILLANI: That's the trim. The
stucco I wasn't able to get a sample, I just
got a color. This is HardiePlank but it's a
cementitious material with a similar color on
it. We're going to stay within this family or
within the tanner family. I'm thinking more
tan than yellowish.

MR. LUCA: Isn't there a house right
next to it that has the same color?

MR. VILLANI: No. Actually to -- to
the left of it, yes, they have a stucco house,
but it's all screened by a bunch of, you know,
evergreens and to the right is the school.
That house is so tucked in.

THE CHAIRPERSON: I don't know see any
existing photos of the building itself.

MR. VILLANI: It's not in the package?

THE CHAIRPERSON: No.

MR. VILLANI: I do have existing
elevations in the package; correct?

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MR. GARCIA-BOU: Yes, it's here.

MR. VILLANI: I believe I put them on
the drawings. There's an existing photo on the
drawings.

THE CHAIRPERSON: Do you see it in
there?

MR. GARCIA-BOU: No.

MR. VILLANI: I thought they were part
of the photo package I gave you. If not, I did
draw existing elevations.

THE CHAIRPERSON: A drawing or a
photo?

MR. VILLANI: I know I have existing
elevation drawings.

THE CHAIRPERSON: Yes, but there's no
photos of the site. There's photos of the
surrounding site but no photos of the actual --

MR. VILLANI: I apologize. I thought
it was in the photo package.

THE CHAIRPERSON: Color photographs of
the project site, labeled project site. It's
checked off but it's not here. You have the
ones that are around it but not it. The site
is 600; right?

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MR. VILLANI: Correct. Right now it's that orangey brick color with a darkish blackish asphalt roof. It's all painted that orangey red all the way around the building.

THE CHAIRPERSON: So you're refacing the --

MR. VILLANI: Refacing it and also adding a gable on the other end. There's a gable on the right side. We're going to be adding the gable on the right side to give it that residential feel.

MR. LUCA: The storefront, what color aluminum is that?

MR. VILLANI: That will be brown to match the trim. So the storefront will match the brown trim on the building. Instead of having large glass panes, we divided it up a little bit to make it look a little more like a residential window.

THE CHAIRPERSON: The brand that's there now, is that changing?

MR. VILLANI: That's going to remain.

THE CHAIRPERSON: It's going to remain?

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MR. VILLANI: The brand is going to remain, yes.

THE CHAIRPERSON: Because I had an issue with this application from the signage point of view. We were presented with a red color on the application, and then they painted the sign for some reason orange and said this is the logo. They gave us a color number from Benjamin Moore but what was printed on the application was red.

MR. VILLANI: The monument sign?

THE CHAIRPERSON: Yes, the monument sign. And then what appeared is orange. When we actually went to look up the Benjamin Moore color, in retrospect the color is called orange. Then when the pumps are there and the pumps came, they're red. I don't know why they insisted that that was their logo and their color and then it doesn't match and it's orange.

MR. VILLANI: I wasn't part of the application then.

THE CHAIRPERSON: The reason why I wanted to see if the brand was changing was, I

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was informed by the person who put the sign there when he came to the sign board for another application, that that was going to be changing, the brand was going to be changing. We do have to make a change on the sign, the orange sign.

MR. VILLANI: Is that possible to make when I go -- I do have to go for signage on the building.

THE CHAIRPERSON: Yes. I'm just letting you know that, you know, we didn't push it because we thought, okay, it's going to change so let's not worry about it, but if it's not going to change, yes, we have to worry about it. I'm just giving you a heads up on it.

MR. VILLANI: We could speak to the representative and see how we could get the color to match.

THE CHAIRPERSON: As far as this, this seems much nicer than what is there because it is kind of hodge podgey painted whatever. It's painted over the window and it's coming off.

MR. VILLANI: The improvements to the

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site and the building are a long time coming, we just had a long road with the Planning Board and Zoning Board and we've gotten all the approvals. Planning Board referred us here, we've done the public hearings, they referred us here, and now we have to go back to Planning.

MR. GARCIA-BOU: I see you have a note here that says the existing asphalt roof shingle to be evaluated for --

MR. VILLANI: We're going to change it. It's going to be a brown to sort of pick up on the brown in the trim and the stucco.

MR. LUCA: I would just pick, when the time comes after us, an actual color. Like a Benjamin Moore number 101, for example.

MR. VILLANI: For the trim?

MR. LUCA: For the stucco and the trim.

MR. VILLANI: Yes, okay. Not a problem.

MR. LUCA: There's infinite beige colors.

MR. VILLANI: I'll go get that exact

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beige color, whatever it is.

MR. LUCA: Prismacolor?

THE CHAIRPERSON: Which beige?

MR. LUCA: No, the pencil,
Prismacolor.

MR. VILLANI: If you see my
renderings, the colors, it's hard to match.

MR. LUCA: You have to buy the bigger
box. Not the 12, the 36.

MR. VILLANI: I was searching for it,
I couldn't find it.

THE CHAIRPERSON: So I guess we send
this back to the Planning Board since they've
been there already, but do we need to open it
for the public hearing first.

I would like to make a motion to open
Application 16-14 to the public hearing if
there's anyone here.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: If there is anyone
here that would like to comment on this
application, please come do so now.

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(No comments.)

THE CHAIRPERSON: I guess not. I
would like to make a motion to close
Application 16-14 to a public hearing.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Then make a motion
to send Application 16-14 back to the Planning
Board with a recommendation for approval, again
that the color be a beige color not a yellow
color, similar to the one in the photograph of
the other station and that's it.

MR. GARCIA-BOU: I think you mentioned
something about --

THE CHAIRPERSON: The signage?

MR. GARCIA-BOU: Bring the actual
color number.

THE CHAIRPERSON: Yes, bring that to
the Planning Board and site photos, existing
site photos.

MR. LUCA: Also, the texture of the
stucco because there's a lot of different
textures.

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MR. VILLANI: I would like to do the
brushed -- you know -- the manipulated stuff
not flat. As well as do you want -- I don't
want it to get lost in the mix -- should we
deal with the sign later or is going to be
something --

THE CHAIRPERSON: The sign is a
separate committee. I happen to be on it as
well, that's why I know about it. But yes,
that's a separate thing, so you need to make a
separate application for that.

MR. VILLANI: Great. Thank you.
Thank you.

THE CHAIRPERSON: Thank you. I make a
motion to move it along to the Planning Board.
Second that.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Very well. All
right, last but not least, Application 18-23,
118 Brook Street, Mezza Luna.

MR. PIETROSANTI: Good evening,
members of the Architectural Review Board. My

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name is Bruno Pietrosanti, I'm the architect
for Mezza Luna Restaurant. This application is
for a special permit for outdoor seating. Mr.
Bobby Carenza is here also, who is the owner of
the restaurant.

What we are proposing to do -- and
also -- I'm sorry, I wanted to make one other
point. We already met with the Planning Board
on a preliminary basis. We wanted to get some
of their feedback before we came here because
we have a short timeline with regards to, you
know, the approval process, so we chose that
shortcut, but we'll be going back to them once
you made your recommendations. So what we're
proposing to do here, along the front and the
back of the restaurant, we are proposing a
small expansion of the little planter area
that's going to be paved in the front with
Unilock block walls and brick paving with a few
tables out in the front. That's more
ornamental just to kind of give it kind of an
open feel. They really don't expect much use
of that area, but it's more of a visual thing.
In the rear, as you could see from the photos,

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1 it's kind of a very dingy kind of like alleyway
 2 type of look back there, so what we're doing
 3 here is improving it with this patio. It's
 4 basically a raised terrace is what we would
 5 consider it. It is about 2 foot above grade,
 6 and currently there's a ramp and a set of steps
 7 that lead up to a back area there. That's kind
 8 of your handicapped entrance and your exit from
 9 the back. What we're proposing to do as part
 10 of this is to -- if you're familiar with the
 11 restaurant -- kind of create this as a
 12 secondary -- actually a main entrance for the
 13 dining room so that you don't really have to go
 14 through the front area where it's most like a
 15 pizza shop. So this gives it a more elegant
 16 entry kind of a look. So having that terrace
 17 area with the tables and this paving and some
 18 of the landscape that we're proposing -- we'll
 19 get into the details with you on that very
 20 shortly -- we see this opening it up to
 21 becoming more of an entry and a more
 22 aesthetically pleasing part of the property
 23 where at the current moment it's kind of like a
 24 back area. Okay, so we're looking to build

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1 this raised terrace.
 2 This here is a blowup of the site plan
 3 or actually an individual site plan that
 4 indicates the landscaping and some of the
 5 improvements that we're proposing. Since we
 6 are very limited with landscape opportunities,
 7 we've come up with a couple of interesting,
 8 unique elements. So, for example, along the
 9 backed fenced area here, which is a wooden
 10 cedar fence, we're proposing a metal trellis,
 11 and along that trellis we have this exotic
 12 plant, which originates from the Asian area and
 13 it's been naturalized in the United States for
 14 at least 20 plus years as a vine growing type
 15 of plant that produces these flowering roses.
 16 That will basically encompass this entire
 17 fenced area.

18 Also, I wanted to point out to you, if
 19 you look at the photos into that little
 20 alleyway there, there's a garage which belongs
 21 to an adjoining property and it's kind of a
 22 very, you know, non-pleasing finish of block,
 23 what we would love to do is try to get the
 24 owner to allow us to give it a little finish, a

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1 little stucco finish. If they don't, the
 2 trellis and the rose vine will be placed on the
 3 face of that so that it will cover it up.

4 In addition to that landscaping, we
 5 would be putting in planters, box planters that
 6 would fit on the railings. These planters will
 7 be filled in with annuals. The beauty of an
 8 annual is that they last longer. You have to
 9 change them every year, but they last longer
 10 during the year.

11 THE CHAIRPERSON: During the season.

12 MR. PIETROSANTI: They stay out there
 13 longer and they flourish very, very well. So
 14 we will be doing a lot of that. In addition to
 15 that, which is kind of not shown here because
 16 we want to see how it plays out, you know, we
 17 want a few pots here and there to create more
 18 of a garden patio type of look, which is the
 19 idea here.

20 As far as lighting is concerned, we
 21 have existing lighting along the perimeter of
 22 the property, but against the building we're
 23 proposing this interesting LED type of canopy
 24 light, more of a modern type of look. A lot of

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1 what we're looking to do here is very basic,
 2 non detailed, it's not really industrial but
 3 more international stuff, very sleek type of
 4 things with simple colors. We have the grays,
 5 which I'll show you here, the retaining wall,
 6 the cut sheet of the wall, the brick pattern.
 7 So you have like a long the wall kind of a dark
 8 and lighter gray mixture. The brick would be
 9 more of a darker gray. The furniture would be
 10 in a lighter gray. The grays are more like a
 11 driftwood type of look. There will be some
 12 awnings and signage, which has been already
 13 approved prior in the black. So we're going
 14 with the black as some highlighted elements
 15 with the lighting, as I mentioned before. All
 16 the iron will be done in black. The trellis
 17 will be done in black. The railings will be
 18 very simple type railings, pipe rails only
 19 where the handrails are, done in that same kind
 20 of a black. We have some up lighting. So the
 21 up lighting will be in these trellis areas, so
 22 it will kind of look similar to this photograph
 23 here. In addition to that -- there was
 24 actually another picture that I missed putting

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on here -- that, you know, during the holiday season they'll put some string lights here along here to kind of give it a nice little look during the wintertime when this is really not going to be used to kind of give it a visual on the back.

Currently, if you look at the rear pictures or rear elevation, you'll see that they have very minimal fenestration back there. What we're going to be proposing to do -- taking a look at this floor plan here -- is to open up the entire back area there with folding doors. These doors would be black finish metal and glass. They'll be able to fold so that if they wanted to create the image of an indoor/outdoor type of atmosphere, this would do that. When they're closed during inclement weather, you still have some visual outside to be able to see, you know, nice kind of a garden patio type of situation.

THE CHAIRPERSON: Where is the new entrance door?

MR. PIETROSANTI: Actually, it's existing now. It's currently on the right-hand

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side of the elevation. The awning continues over to that side.

Also, you'll notice in the photograph there, you see that duct that's coming up, that's an exhaust fan for an accessory space. That space is currently on the C of O as a catering facility, which is not part of the restaurant. The restaurant wants to retain that facility either to rent to a future tenant or to use it for themselves for the same purpose. That duct will be removed and will be tied into the scrubber system that we currently have on the roof. We did this project back in 2003 to 5 and one of the things that we provided up on that roof, that flat roof, is a filtration system, scrubber type filtration system that virtually eliminates odors. The neighbors were very concerned about it. That is also shielded by a decorative cover and a sound panel. All of that is currently existing. We sized it so it's large enough to be able to accept the fan.

THE CHAIRPERSON: The additional?

MR. PIETROSANTI: The additional, yes.

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THE CHAIRPERSON: Right now that's coming from the basement?

MR. PIETROSANTI: That's correct.

THE CHAIRPERSON: I just don't see the door like where it is -- okay, now I see it. Now I see it. It's just all that brick there that's kind of --

MR. PIETROSANTI: Yes, that's confusing. That's pretty much the gist of our proposal.

We are going to also rebuild the back wall. The white is kind of falling apart. Currently, if we could save the wooden fence, we're going to try to save the wooden fence because it makes a good backdrop for the trellis. But in the event it doesn't really work out, we would like to match, if you look at the side property line with the neighbors, the vinyl type of fence. We might wind up putting something like that there to match, this way it continues.

I think I pretty much covered everything. If there are any questions, I would appreciate it.

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MR. GARCIA-BOU: On the front, there is an existing area there, right, a sitting area?

MR. PIETROSANTI: Yes.

MR. GARCIA-BOU: You're not doing anything to the front?

MR. PIETROSANTI: No. See the French doors that are there now, they're existing. We did this really more for a visual to kind of create the look of, you know, a patio.

THE CHAIRPERSON: You have outdoor seating kind of.

MR. PIETROSANTI: But we don't have it. Now we will.

THE CHAIRPERSON: But that will kind of say you have it.

MR. LUCA: All the siding remains that white?

MR. PIETROSANTI: I was going to get to that. There's a second phase to this, a secondary phase where we're going to improve the facades of the building. Currently, that's not what we're here for but we will be following up.

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MR. LUCA: The metal trellis that you're talking about, that's going to be on the rear elevation and the garage elevation?

MR. PIETROSANTI: Yes.

MR. LUCA: And what's going to be behind the trellis? You're going to see the concrete block behind the trellis?

MR. PIETROSANTI: The concrete block, if we can parget, we would love to parget. We would need to get permission because it's not ours. If it doesn't, they don't, the trellis itself will have vines growing through it.

MR. LUCA: Are the vines going to be --

MR. PIETROSANTI: They're going to be hardy.

MR. LUCA: All year round?

MR. PIETROSANTI: The vines will be. They're like grape vines. They actually are sturdy.

MR. LUCA: It will lose its leaves and flowers when it gets cold, so you're going to see three through it; right?

MR. PIETROSANTI: Yes. That's why we

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would put some lighting there and try to hide it, maybe we could paint it. I'm sure they'll let us do something there.

MR. LUCA: Only because you will see what what's behind the trellis eventually in the colder temperatures, so you'll want that to look nice as well.

MR. PIETROSANTI: If we had to put another panel in front of it because they won't allow us to clean it up, we'll put something forward towards our property so that will cover it up. I agree with you that that is something you'll still be able to see through, especially that they're going to put some holiday lighting, some string lights across it, you'll see it more.

MR. LUCA: Be careful of the distance between let's say a fence and a trellis, that debris could get stuck in there as well, that he could maintain it and clean it.

MR. PIETROSANTI: That's the trick. So what we would hope to do is get permission to finish it.

THE CHAIRPERSON: Do the finish.

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MR. PIETROSANTI: Yes. That's the idea. I'm sure they'll be okay with it because you're improving their property for no cost to them, but they haven't asked yet.

THE CHAIRPERSON: So then in the front where there's those French doors, that seating new seating area is lower?

MR. PIETROSANTI: No, it's actually going to be level.

THE CHAIRPERSON: It's going to be level. You're actually building that up a little bit then?

MR. PIETROSANTI: What happens is you've got a planter area there currently, we're going to rebuild because it's not big enough. We're going to actually build it out a little bit with the same block and kind of in a curvilinear form like that and put the brick inside of it and it will be level with the floor.

THE CHAIRPERSON: With the photos, it look closer to level. I guess it's not. It's like level with the door; right? It's level with the door? The bottom of the windows is

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level with the door, which is above?

MR. PIETROSANTI: Right.

THE CHAIRPERSON: So when you open those doors, you'll be able to walk out; you're not going to fall down is what I'm saying?

MR. PIETROSANTI: No, it will be level. You don't really want to have a step if you don't have to. Same for the back, you want to be able to walk out onto it. The idea too is that obviously you want to try to bring the indoors out or outdoors in. By having a step there kind of lessens that idea. Of course you don't want to have anybody tripping after a couple of glasses of wine.

THE CHAIRPERSON: So this cart in the back I guess is going to take up some of the spaces, right, like the parking spaces?

MR. PIETROSANTI: Yes.

THE CHAIRPERSON: That's with the Zoning and Planning, I guess.

MR. PIETROSANTI: Well, we don't have a zoning issue mainly because luckily since 2003 when we got the approval from the Zoning Board, there's been a change in the zoning code

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1 that allows less parking now for restaurants.
2 So we recounted based on the updated code and
3 we don't really need those spaces any longer.

4 THE CHAIRPERSON: Do you really need
5 them as a restaurant? Never mind the zoning,
6 what's a normal Saturday night in the parking
7 lot?

8 MR. PIETROSANTI: So you see the map
9 below this. This is not in your package. This
10 is something that the Planning Board had asked
11 just for question sake. Under normal
12 conditions, they have enough parking. Do they
13 turn people away? Sometimes there's a little
14 bit of a clash of traffic because someone comes
15 to pick up pizza to take home and then you got
16 a restaurant customer coming in. Without the
17 caterer being there in the evenings and without
18 the offices there, which are part of the count,
19 you have roughly about an added seven parking
20 spaces that would normally not be there. So we
21 have an added seven that would be available in
22 that respect.

23 Now, also one of the things that we've
24 shown here within this map area, and again,

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1 I've been through this situation before with
2 the Planning Board, is that this is probably
3 one of the nicest areas for parking in
4 Eastchester, I think, because you've got a lot
5 of available spaces in the street and you have
6 a public parking area nearby. So that's my
7 opinion, and I think that was the determination
8 at the time by the town's traffic consultant.
9 This is years back now.

10 MR. GARCIA-BOU: Explain to me about
11 the front part; was there an existing French
12 door there? I'm looking at the picture here,
13 it doesn't look like it.

14 MR. PIETROSANTI: Is that the one with
15 the signage?

16 MR. GARCIA-BOU: The thing is also the
17 height where that patio is going to be, how
18 many inches?

19 MR. PIETROSANTI: Unfortunately, I'm
20 sorry, I didn't put the photograph images on
21 here.

22 THE CHAIRPERSON: That other thing,
23 can you just lift that up? The map that you
24 did.

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1 MR. PIETROSANTI: This map?

2 THE CHAIRPERSON: Yes.

3 MR. PIETROSANTI: So this here is a
4 300 foot radius, and you could see here you
5 have a public area, public park. If you want
6 to walk a little longer, you have that much
7 more. We counted street parking. I actually
8 added extra copies of updates I have in here
9 that, if you would like, I could give them to
10 you.

11 THE CHAIRPERSON: Sure.

12 MR. PIETROSANTI: What I did -- I know
13 you voiced your concerns about small
14 drawings -- I have the small size and I have
15 the bigger. They seem to be legible. So I'm
16 hoping that these work best for you. Having
17 been on a board myself, I don't like to have
18 those big drawings.

19 THE CHAIRPERSON: There is like a
20 happy medium somewhere.

21 MR. PIETROSANTI: Yes. Of course I'll
22 be resubmitting to the Planning Board.

23 THE CHAIRPERSON: This has the trellis
24 and the lighting. Okay.

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1 So how many spaces do you have or will
2 you have if this is constructed?

3 MR. PIETROSANTI: I'm going to show
4 you visually.

5 THE CHAIRPERSON: S1 has that.

6 MR. PIETROSANTI: It shows that we
7 require 18, okay, and what we have are another
8 3. These would be like employee parking
9 spaces. These were existing before. These
10 would be employee, and then you have these 18
11 in addition to 3, which if you want to count
12 them, you count them. They are useful.

13 Going back to your question, there are
14 near future improvements that they're looking
15 to do. They're just trying to get the dining
16 area going and the siding will definitely be
17 redone and we're looking at redoing the facade
18 of the dining area proper in similar colors,
19 you know, try to match the whole theme that
20 we're working with.

21 THE CHAIRPERSON: I make a motion to
22 open Application 18-23 for a public hearing.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: Anybody here?

MR. PIETROSANTI: He's for it.

THE CHAIRPERSON: He's for it.

Anybody else? No.

(No comments.)

THE CHAIRPERSON: I make a motion to close the public hearing for Application 18-23.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay. Any other questions or comments?

MR. GARCIA-BOU: This answers my questions.

THE CHAIRPERSON: That answers your questions, the new one, the additional?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: Okay. I would like to make a motion to pass Application 18-23 back to the Planning Board with the recommendation for approval, and I think that's it. Thank you very much.

MR. PIETROSANTI: Thank you very much.

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It was a pleasure.

THE CHAIRPERSON: I would like to mention on the record that we neglected to mention about the minutes, but there are no minutes that we're able to approve this month because of -- we have quite a few outstanding but not the correct board members here to approve them.

I would like to make a motion to close the Architectural Review Board meeting today.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you very much, everybody. Have a good night.

(MEETING ADJOURNED.)

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CERTIFICATION

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 12th day of August, 2018.

Dina M. Morgan
DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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