EASTCHESTER ARB - 7/7/2020

THE CHAIRPERSON: Welcome to all of you.

M. COLEMAN: I'll just go ahead with a very brief introduction.

THE CHAIRPERSON: Okay.

M. COLEMAN: So this is the project. It's an existing house on Hickory Hill Road. We're proposing fairly major renovations. The renovation meets all the zoning requirements, lot coverage. We're expanding on the side in the back here, and widening the driveway to the existing width. We did need a variance for gross square footage, which we received beginning of June.

A little context. These are better pictures of the neighborhood. The neighborhood is being rejuvenated, and a lot of the buildings in the neighborhood are being enlarged. This is the existing house again. We're coming out right to about this point. So keeping the large backyard was important and keeping the scale in keeping with the neighborhood. This is the large backyard with a ladder from the last kids who lived here to

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

get to school.

So a little more detail about the renovation. We're adding a porch. This is the existing floor plans. You see, it's a very tight 1950's house. That was the kitchen right here. It doesn't -- sort of more modern open living with pantry and mudroom in this plan.

These are the materials we're proposing. It's a mix of Hardie Board shingles and clapboard with AZEK trim and corner boards. We're doing a little bit of a sweep to emphasize the horizontal, and then black window sashes with white casings and caps and a gray roof.

Here is the new massing. This is sort of the existing house right in here. This is the new front elevation with the porch, north side, south side, and then the back with the doors out.

So that's really the presentation. I'm happy to take questions.

THE CHAIRPERSON: Are these hand enhanced CAD drawings?
MR. COLEMAN: Yes. So these are the elevations, and I just added some shadow to give them a little more dimension.

THE CHAIRPERSON: It actually works very nicely. That hand drawing in the front, the 3D hand drawing is really refreshing.

MR. COLEMAN: Great. I'm old enough to still draw by hand.

THE CHAIRPERSON: I think it's worth it sometimes. I think it just adds to the feel of the building somehow.

Any questions from any of the Board members about the -- can we see the elevations again?

MR. COLEMAN: Sure.

THE CHAIRPERSON: I think it's a quite nice expansion, you know, going from what you went to and to where you are now. The windows look good and kind of balanced.

MR. COLEMAN: The owners actually wanted all double hung, so they're quite large windows to meet the egress requirements.

THE CHAIRPERSON: Okay. I love the

DINA M. MORGAN, REPORTER

Board members, any comments or questions?

MS. NEMECEK: I think it's a really great improvement, especially with the original house. When you see the before and after, it's going to be stunning. I do have a question, though, about the use of the shingles in the center of the house. I think it fits really well to have the shingles in the gabled areas, but in the center I find it detracts a little bit. I know you have the recessed window over the door, the second floor door, and I'm not sure how that's going to read.

MR. COLEMAN: Let's see here. We actually did many -- let me see if I could find it with some of the other alternatives. So here are some different permutations. This is with more shingle. We've actually changed it quite a bit. Maybe -- what was the question again?

MS. NEMECEK: Well, it just seems like it's detracting. It should be like an accent.

I think it's either too mast in that block

DINA M. MORGAN, REPORTER

area. It kind of almost separates it too much.

MS. UHLE: You're saying you would recommend limiting them to the gable areas?

MS. NEMECEK: I don't know because maybe it would look good over the little recessed window over the door. I'm not quite sure. I would leave it to just those certain areas. I think it feels like you're separating that center part of the house too much with the shingles.

MR. VINCENZO: Okay. So you would almost be more considering just the shingle side over the gable portions alone, not including the center?

MS. NEMECEK: Right.

MR. VINCENZO: That's something we've kind of been kicking back and forth, use a little less and use it more as an accent piece.

MS. NEMECEK: Yes. I think it would look better as an accent. I just feel like having the double window with the shingle is too much.

MR. VINCENZO: It might be a little too busy right here?

DINA M. MORGAN, REPORTER

MS. NEMECEK: Yes.

MR. VINCENZO: I think we would be open to that.

MR. COLEMAN: We could maybe do this as the clapboard. We had it here at one point, and this is the metal roofing. This is stepped back. This is aligning with this and this is stepped back, so this is a little more in shade. I think definitely here we could look at that again. The problem with it when it was just the shingles up here, it seemed a little decorative. There wasn't enough of it.

MS. NEMECEK: But because that single window is aligned with your gabled roof line, it kind of looks like one unit.

MR. COLEMAN: Right here?

MS. NEMECEK: Yes.

MR. COLEMAN: Yes. And right here; right?

MS. NEMECEK: Correct.

MR. VINCENZO: I think we would be open to changing that.

MR. COLEMAN: What do you think, Kristin?

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

MS. VINCENZO: Yes, that's fine with me. Like you said, we had a bunch of different versions of that because I don't think any of us were sold on any of it, with it, without it, add it here, add it there. That's something that I'm in no way attached to. That would be fine to remove some of it from there, yes.

MR. COLEMAN: How will this work?

Could we get an approval with that caveat, that we'll look at the amount of shingles in the center and we could send you the sketches?

MS. UHLE: Yes. Typically what the Board does is, they will make recommendations for you to make those modifications in your submission to the Planning Board. So unless they have numerous comments where they need you to come back to the Board, they'll refer you to the Planning Board and just say, subject to these conditions or if you would consider these things.

MR. COLEMAN: Okay.

THE CHAIRPERSON: You have to make a real big boo boo to have to come back to us.

MS. UHLE: Especially under current conditions. They have been very patient and gracious throughout this whole process. There's been a lot of delays.

MR. COLEMAN: You've been great too, Margaret, guiding us through all this, and continuing to work so hard.

THE CHAIRPERSON: Yes, she does, she works hard. You're right, she continues to work so hard.

MS. UHLE: Do you have any more comments about the drawings?

THE CHAIRPERSON: No, I think that's it. Could I go back to that front sketch because I think the 3D also helps.

MR. COLEMAN: This is actually done, it's a computer model but then I sketch over. The proportions are accurate.

THE CHAIRPERSON: That's great. It's definitely helpful.

MR. LUCA: In the master bedroom, do you have a vaulted ceiling?

MR. COLEMAN: Yes.

MR. LUCA: That one window?

MR. COLEMAN: This actually is the...
MR. BONGIOVANNI: He was a question mark.

MS. UHLE: Okay. That's fine. I wanted to make sure I didn't miss anyone. We have two calls in users, and I think that's Vince and Lino.

MR. SCIARETTA: This is Lino Sciarretta. Thank you, Madam Chair, members of the Board, Margaret. I'm the attorney with the law firm of Montalbano, Condon and Frank. We represent Suez with respect to this application. This is for the new pump station at 10 Leewood Drive.

Just by way of quick background, the reason why we're here is because there are new guidelines on --

MS. UHLE: Lino, we lost you.

MR. BONGIOVANNI: Let me just text him so he knows we can't hear him.

MR. GROSSFELD: Joe, you may want to pick up on that.

MR. BONGIOVANNI: While we're waiting for Lino, I could give you a quick background on what we're doing because I'm sure this isn't

DINA M. MORGAN, REPORTER

an every day project for everybody.

The project is for Suez Water. Suez provides water to a bunch of communities in Westchester County, including Eastchester. All the water is provided by New York City DEP aqueducts, so that's the Catskill and Delaware Aqueducts.

Suez currently has two facilities in Eastchester. One is the Delaware pumping station on California Road, and this one is Troublesome Brook Pumping Station on Leewood. This is obviously what we're here for today. This station has been around for quite a bit. It's been in operation since the 1930's.

So a little more of the background here. DEP is changing how they do things. They were providing chlorine disinfection upstate. They're not doing that any. They're changing their protocols, so we have to change ours to chlorinate the water prior to distributing to Eastchester and surrounding communities. That is the primary purpose of this project.

We also have a building from the

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020
right-of-way then.

MR. COLEMAN: You mean out here?

MS. NEMECEK: Yes.

MR. COLEMAN: That would be fantastic.

THE CHAIRPERSON: I mean, it’s a
little tree but they grow.

MS. NEMECEK: Very quickly.

MR. VINCENZO: They do grow, that’s
for sure.

MR. COLEMAN: This would be far enough
that it wouldn’t, you know, have any issues
with the gutters or anything.

MS. NEMECEK: Right. It’s not even
near the house.

MR. COLEMAN: Then we’ll do shrubbery
around here to fill in, probably to block this
view.

THE CHAIRPERSON: The hatched in area
is new, the gray hatched?

MR. COLEMAN: Yes. So we’re adding
the porch. It’s nice that there’s sort of this
relief in the zoning for the front yard setback
so we can have a porch. It’s unique to
Eastchester. This is where we’re expanding the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020
house right around this. So a little bit here
and then in the back.

THE CHAIRPERSON: Okay. You could see
it all still fits within the envelope of the
lot.

MR. COLEMAN: It’s an extra wide lot,
too, which helped us in terms of coverage.

THE CHAIRPERSON: Okay. So, Margaret,
we don’t need to do a public hearing, do we?

MS. UHLE: This one is a public
hearing, yes.

THE CHAIRPERSON: So then I would like
to make a motion to open up Application 20-11
for the public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

MS. UHLE: I don’t believe anyone is
here, but just in case, you would raise your
hand or press star nine if you’re calling in
from a phone.

I don’t see anyone doing that, so I
think you can go ahead and close the public
hearing.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020
THE CHAIRPERSON: So then I would like
to make a motion to close the public hearing
for Application 20-11.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Then I would like to
make a motion to move Application 20-11 along
to the Planning Board with the aforementioned
suggestion regarding the cladding in the
different areas, the different types.
Margaret, was there anything else?

MS. UHLE: No, other than we can talk
to the Highway Department about the potential
for a street tree. Otherwise, that was it.

THE CHAIRPERSON: I make that motion;
anybody second that?

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Then you’re all set
to go along to the Planning Board.

MR. COLEMAN: Great.

MR. VINCENZO: Thank you very much.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020
THE CHAIRPERSON: Good luck with your
new home.

MR. COLEMAN: Have a good rest of your
night. Thanks.

THE CHAIRPERSON: So next up -- is our
next applicant available?

MS. UHLE: Yes. It takes a minute.

They have a pretty big team, so I have to kind
of allow them to join the meeting. So give me
a minute.

MR. SCIARETTA: Margaret, can you hear
me? It’s Lino.

MR. UHLE: Yes, we can. Vince should
be on too. I have to get Joseph on. Let me
see. Some of you I think need to un-mute your
selves and/or turn your video on if you have
it. I think that should be everyone.

MR. BONGIOVANNI: Hey, Margaret, can
you hear me?

MS. UHLE: Yes.

MR. BONGIOVANNI: This is Joe.

MS. UHLE: The only one I don’t see
here is John Telesco, but I don’t think he ever
joined the meeting.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

MS. UHLE: It might be one of your view option settings.

THE CHAIRPERSON: Okay, got it.

MR. BONGIOVANNI: Okay. Are you good?

THE CHAIRPERSON: I'm good.

MR. BONGIOVANNI: I was saying the lot is Eastchester's lot, but we have a lot of existing pipe in here already, and we're in the process of obtaining a license agreement with Eastchester as well.

Just some other views, aerial views. These are the same of the views looking out, looking north from Dale Road. We have one from the intersection of Dale and Leewood. You're seeing the golf course in the background. The intersection itself. This is right by where that Bronx River tunnel is. The photo is a little grainy, sorry about that. Let's see if we have anything else here. Again, this is just another view of the golf course.

The site itself, like I said, the entirety of the site is being changed. The building is being knocked down. A much larger building is being put in its place because of

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

all the extra equipment we have.

I have a very detailed landscaping plan too for this. This is just showing how the driveway will extend from one end of Leewood to Dale. Mostly it's a paved driveway with some pavers on either side and the apron just to break it up a little bit and some walkways for egress and maneuvering equipment to different rooms and buildings. We also have some other equipment pads you'll see on here. Really, the main feature is the much larger building.

Landscape wise, we could talk about this later, if you would like. We do have a detailed landscaping plan. Really, the entirety of the three parcels is being heavily landscaped because of this project.

So we have two concepts that were generated. This was the original concept presented to the Planning Board. We did go ahead and render this, and this was designed to a certain extent and brought to the Planning Board for some comment. We've been to the Planning Board twice now. I'm going to turn

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

openings with some quoin detailing, as you could see.

THE CHAIRPERSON: Is that something that was added or that was what you did originally?

MR. GROSSFELD: This was the original concept back about a month, month and a half ago or so without the feedback from the Planning Board.

THE CHAIRPERSON: The water table and those horizontal pieces, is that cast stone or that's --

MR. GROSSFELD: That would split face masonry.

MR. LUCA: Can it be cast stone?

MR. GROSSFELD: It could be.

THE CHAIRPERSON: I think that if you were to make that cast stone, it would make the building look so much nicer. This kind of, I don't know, cheapens it up to me. I like the look of the banding and the water table, which is kind of similar to the original building that's there.

MR. GROSSFELD: I think we wanted to use some of the elements from the original building, so that we're just not turning our back to it and turning our back to the community. There are architectural elements, obviously, that relate to the older structure. That was some of the rationale behind this latest design.

THE CHAIRPERSON: What about instead of soldier course, if there were -- I don't see the sill lintels here. I know you said there would be cast stone sill, but I'm not seeing that.

MS. NEMECEK: There's a second rendering, though, right, of the gable version?

MR. GROSSFELD: Yes. That's where we focus more -- for this particular version, I think we had a roll lock or a soldier course lintel above those narrow windows. I don't think we were accentuating the window sills on this particular version. The next version, which looks completely different, will have that look. There you go.

So based on the input we got from the Planning Board, they really wanted to see a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

little bit more residential styling, and also they wanted us to work with at least part of the forms having a sloped roof.

This is the elevation that you would see from the street, from Leewood Avenue. It's basically an all brick building, of course, all four sides, and you could see the cast stone lintels above the windows, and then we have the cast stone sills throughout. There's a base, a 4 foot high base that wraps around the entire building that would be the split face CMU.

MR. LUCA: The center portion is split face CMU?

MR. GROSSFELD: No. The center portion would also be more like a buff colored brick, and then the two ends would be more maybe leaning toward the reds. I don't think we've really finalized the selection of the color of the brick, but we wanted to get some kind of reaction or guidance from you guys whether --

MR. LUCA: I have a question before I go into colors and materials.

MR. GROSSFELD: Sure. Of course.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

MR. LUCA: The second design, are you -- in the original design, it was basically a rectangle, the building. In this design, the plains are being moved forward and back?

MR. GROSSFELD: Yes. I wanted to break that monotony up a little bit. The two more prominent reddish elevations, they were pulled out maybe six inches or so.

MR. LUCA: Six inches from the center portion; that's it?

MR. GROSSFELD: The center portion is back, so yes, that's correct. Both the structure on the left and the structure on the right are pulled out probably 6 to 8 inches in front of the center portion.

MR. LUCA: The way the shadow reads -- that's a shadow?

MR. GROSSFELD: Yes, that is a shadow.

MR. LUCA: It looks like it's 3 feet, not 6 inches.

MR. GROSSFELD: It's not.

THE CHAIRPERSON: Not on that, but on the floor plan you don't see anything.

MR. LUCA: The floor plan is the
original floor plan, I think.

MR. GROSSFELD: The floor plan has not
been updated yet because we did make some
adjustments in the location of some of the
doors and we just haven't done that yet.

MS. UHLE: If I could, I just wanted
to interject something quickly, that I think I
might have said to individual Board members or
in my meeting notes.

MR. GROSSFELD: Yes.

MS. UHLE: Actually I thought that --
I'm glad that you're showing both sets of
elevations because my impression was the
Planning Board wasn't giving you clear
direction. I know in my meeting notes from the
May 28th meeting, you know, one of the members
said that if you pursue the more industrial
design, then maybe accentuate some of the
architectural details, which is something that
you discussed. I think it was primarily one
board member that was focusing more on this
gable roof option, etcetera, and that was one
of the reasons we wanted to move you to the ARB
sooner rather than later, so that you didn't

DINA M. MORGAN, REPORTER

get too far off in one direction rather than
another.

I just want to clarify that to the
Board too, because I don't think the Planning
Board was really wedded to this concept of the
gable roof. I think that was one particular
member. I think there was also an
understanding that there were some merits to
the more "industrial" design as well. That's
exactly why you're here. I just wanted the
Board to know that. That's also why it makes
sense not to change the floor plan every time
you change something, because I think they're
still working on the overall concept at this
point.

MR. GROSSFELD: You're absolutely
correct.

THE CHAIRPERSON: Okay. Can you flip
back to the other one, please. The fact that
it's in 3D, I'm sure it helps.

MR. GROSSFELD: I'm sure.

THE CHAIRPERSON: Personally, I think
that this is a better start than the other one.
That's my -- I would like to go from here and

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

wise and the elevation not just one plain,
maybe as you did in the second design. At
least you tried to pull some elements back and
forth. If you actually look at the equipment
in section, maybe this parapet, which is 23
feet, like you said I think, can come down
several feet, and maybe the center of the
building can go back 2 feet, so maybe it does
become 2 or 3 elements from the front. I think
it needs to read as one element as this design,
not as the second design. The second design
looks like three buildings, especially with the
different colors, the metal roof. It looks
like a temporary building, in my opinion.

THE CHAIRPERSON: It looks like
additions.

MR. LUCA: It looks like a butler
building, in a sense, not something that in
your mind that is going to stand there for the
test of time. This more has that look. But I
think the massing and the details need to go
back to a more traditional material, like cast
stone instead of split face.

THE CHAIRPERSON: Can you please show
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

us the images that I had sent to you through
Margaret today.

MS. UHLE: Joseph has those.

MR. BONGIOVANNI: Can you see that
okay?

THE CHAIRPERSON: Okay, yes. So I
went there today and took some photos of the
building. I know it from going by so many
times, but I kind of wanted to just look at it.

To be quite honest, I thought all that time
that it was a red brick building probably
because of the color. I always remember those
lintels, those kind of eyebrows there, which I
think kind of look nice. I'm not so sure if
they belong on that new building, to be honest.

At least the lintel, anyway, maybe not in that
eyebrow shape.

MR. GROSSFELD: It could be a cast
stone lintel with a keystone in the middle.

That's one possibility.

THE CHAIRPERSON: I don't even think
it needs the key. Just a flat thing would be
sufficient.

MR. GROSSFELD: Sure.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020
THE CHAIRPERSON: I know it's on one of these.

MR. BONGIOVANNI: Yes, it is. I can pull it up. I'll pull up the actual drawings. You could see what we have currently. Here's that masonry building. There is a detached garage basically is what it is as well. The main building in those photos was here. I think this is like -- I want to say it's about 1200 square feet and we're about 5500 square feet right now.

THE CHAIRPERSON: I think if you look at the sheet labeled C302, there's a better comparison of the two.

MR. BONGIOVANNI: Is that this one?

THE CHAIRPERSON: Yes.

MR. BONGIOVANNI: Yes, okay. These are the two structures that are there now with the existing driveway, and then the new building with the new driveway.

THE CHAIRPERSON: The new driveway, if you weren't to change the grade, it seems like that it would be really angled. It would be really high for the driveway. Will the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

topography be changing a little bit.

MR. BONGIOVANNI: It will. We still do need a variance on the driveway profile. That is one of the variances we are requesting from the Zoning Board.

The reason for this is, as part of the operations of this building, we do have salt delivery trucks that need to come in here.

THE CHAIRPERSON: It's like a one way street?

MR. BONGIOVANNI: They'll be coming from Route 22 is how we're going to direct them, and they'll be able to make a left turn into this driveway. Getting back onto Leewood is not going to happen in the confines of our property. It's a fairly large truck, so we can't have them turn around on the site. The easiest thing to do is let them exit to Dale and make a left and head back down. Probably a fair amount of the conversation with the Planning Board at the last meeting was spent on the driveway and ingress and egress to the site. They were heavily into that.

THE CHAIRPERSON: And then head up

DINA M. MORGAN, REPORTER
be able to get this tank in and out of the
building requires some height as well. We need
some clearance to make that happen. That's
driving a lot of the height.
In here as well we have some pumping
equipment that we'll be putting in. In order
to get that out, we have to set up some cranes,
inside the building. They need to clear the
steel a little bit and obviously lift the pump
to a certain elevation. We have some room. I
think we do have a little bit of play in how
high this ceiling can be. I don't know if
there's much we can do with this chemical room,
to be honest, because of the tank size.
MR. LUCA: Can you do a building
section with actual dimensions of equipment to
figure that out?
MR. BONGIOVANNI: We have looked at
it. I don't have it in this set. It's not
finalized yet. That's part of the analysis.
That was asked at the Planning Board too about
keeping things as short as possible.
The rest of the building, there is a
generator room in the front left corner. If we

go back to the rendering, you saw a louvered
section, that was the exhaust -- not the
exhaust but the ventilation for the generator,
the cooling air. That's what that is showing.
MR. GROSSFELD: That's the lower end
of the building. It's probably 6 or 7 feet
lower than the remaining part of the building.
MR. BONGIOVANNI: This definitely
could be shorter. We don't need the ceiling
height here.
MR. LUCA: Besides lower, can the
massing be smaller and the front be set in and
the back be set in so it actually reads not as
one long plan? It's almost like three rooms;
chemical room, pump room, and then generator
electrical closet.
MR. GROSSFELD: We can accentuate
that. We can make them look like three
distinct functional areas, which is being
honest with what the building is.
MR. LUCA: It might help
aesthetically. Instead of one long wall, it
might read smaller if you do that.
MR. BONGIOVANNI: I think we can

definitely look at that.
MR. GROSSFELD: Yes.
THE CHAIRPERSON: So the system that
is being done to purify the water, is it
similar to what they do with the non-chlorine
pool system when you just use the salt?
MR. BONGIOVANNI: I know what you're
talking about. I'm not exactly sure how those
systems are set up. We actually are creating
chlorine here.
THE CHAIRPERSON: That does that too
also but to a very small degree.
MR. BONGIOVANNI: It may be very
similar. I have not looked into the pool side
of things. It's a very low strength bleach
effectively is what it is. We just use more of
it instead of the higher strength stuff that we
normally use to do the same job, but a lot of
equipment, that's the problem. There's a ton
of equipment that goes along with it, you know,
with all the storage tanks and there's the
actual units themselves, the generators take
up a lot of room. There's whole room

generated to the generator. We have

metering pumps we have to put in to get the
bleach into the water system.
MR. GROSSFELD: There's all of that.
MR. BONGIOVANNI: So there's a lot of
equipment. That's the reason for this building
getting so much bigger. None of this exists
there now.
THE CHAIRPERSON: Let's go back to the
outside. So Silvio, you still think that area
needs to go back a little bit?
MR. LUCA: I think it would help. I
think, you know, they have to look at all the
parameters they really need, not just build a
rectangle. If the parapet can come down a
foot, then do it. The lower portion roof,
which is the generator area, if that could set
back 2 feet, I think that would help. I think
the roll up door and the two windows above that
or the three windows and the other two doors,
that whole area is the pumping area, and I
think the other two windows to the far left is
where the tanks are, if that elevation could be
broken up as well, let's say, after those two
windows you go 4 feet and that sets back, even

DINA M. MORGAN, REPORTER
DINA M. MORGAN, REPORTER
DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

if it’s a foot, and the generator area moves
back another foot, so the front elevation --
all the same material, granted, with the cast
stone details -- I think that might help. This
is more of the way it should be. This is more
of a true industrial building aesthetically
and, you know, as they say, form follows
function. There are many beautiful, if you go
on line, water and sewer buildings around the
world that you would never even think there was
a pumping station. They’re amazing.
Obviously, sometimes money creates the design
as well. You can’t spend 20 million dollars on
the architecture.

THE CHAIRPERSON: The cast stone is
worth it?

MR. LUCA: I think the cast stone is a
given. I think the split face block --
THE CHAIRPERSON: Cheaps it.
MR. LUCA: -- It’s just not the right
thing to do. As an architect -- I’m an
architect -- when you build a building,
especially a building like this, you’re trying
to mimic a 1930s building in a sense, you

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

should try to use materials that were done in
the 1930s, so it reads like the building was
built in the 1930s.

MS. UHLE: My understanding is, the
first pump station that was there was built in
the 1930s, around that time, isn’t that
correct? There was an expansion on that.
There is a history with this that it goes back
to the 1930s.

MR. LUCA: It’s a totally different
animal, but, for example, the water sewage
treatment pumping station, whatever that
building is on Boston Post Road in Mamaroneck,
I don’t know if you guys know that building,
that’s an art deco building and it’s gorgeous.
Again, there’s a lot of detail you could add
here and there that would help. You could
accentuate the main entrance with a cast stone
entryway, for example, or some kind of detail.
There is so much you could do, as you know as
an architect.

MR. GROSSFELD: I think we could just
take this massing and refine it and obviously
make some changes to the materials. I think we

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

on September 3rd, so I guess that's when you would come back.

MR. SCIARETTA: Would that be a public hearing, Margaret? This is Lino. Sorry.

MS. UHLE: That's up to you, because you're going to the Zoning Board at the beginning of September, definitely back to the Zoning Board in October. Eventually, you're going to come back to the ARB in November. So you could have the public hearing at that time, or you could have the public hearing at the next meeting.

MR. SCIARETTA: Got it.

MS. UHLE: We could discuss what might be most appropriate.

MR. SCIARETTA: Okay. Very good.

THE CHAIRPERSON: The other thing I wanted to mention was, perhaps that kind of jogging back a little bit with your facade and with the building itself, the massing itself, may just help with the driveway. It may help the way the driveway has to go. I'm not sure, but it just may help that that part of the building, that corner of the building is set.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 7/7/2020

back a little bit.

MR. GROSSFELD: Okay. We'll definitely look at the floor plan and see if we could push that back and change the configuration of the driveway a little bit. We'll definitely look at it for sure.

THE CHAIRPERSON: These kinds of drawings, the 3D drawings, are super helpful.

If there's a way for you to adjust it so that the topography is little bit more accurate, that would be helpful too. It's hard to say here or see it here, but it seems to be a little flatter than it really is.

MR. BONGIOVANNI: Obviously, landscaping is a big component of this as well.

We do have a detailed landscaping plan. I have my landscape architect on as well, on the phone. I don't know how everyone feels about getting into landscaping at this point.

THE CHAIRPERSON: Jennifer, do you have any questions?

MS. NEMECEK: I think we should wait.

The landscape plan looks fine. There's a couple of things I would tweak, like that row of evergreens at the front of Leewood Drive.

People sit at these lights for a long time. Right now the site is very unobtrusive because the building is small, it's set higher, and there are mature plantings all over. All that stuff is going away. So everything that's going to be built, is going to be seen. People wait on these roads a long time to get into that intersection onto the Bronx River Parkway and off.

THE CHAIRPERSON: That light is very long.

MS. NEMECEK: There's a line of cars up Leewood, there's a line of cars up Dale, and I think that that row of evergreens in the front has to be broken up a little and a couple of other things, but we have to discuss the massing and the building first.

MR. BONGIOVANNI: Okay.

MS. NEMECEK: Because you're going to tweak this driveway. You're going to have different opportunities and less opportunities in some spots where you're going to plant.

MR. BONGIOVANNI: Okay.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 7/7/2020

Any other comments from the board members? No.

MS. NEMECEK: No.

THE CHAIRPERSON: Questions? I keep on seeing something that there's a phone in, somebody talking?

MR. BONGIOVANNI: Yes, one person or two people are on phone.

MS. UHLE: We have Vince Ferrandino, the planner, and Lino Sciaretta, the attorney, have both joined by phone.

MR. SCIARETTA: Yes. Thank you.

MS. UHLE: Laura, I think the applicant is all set until they come back on September 3rd.

THE CHAIRPERSON: Okay.

MS. UHLE: Basically that’s it for tonight.

THE CHAIRPERSON: All right, folks.

MR. BONGIOVANNI: Thank you very much.

MR. SCIARETTA: Thank you.

MR. GROSSFELD: Thank you very much.

Take care.

THE CHAIRPERSON: Then we can make a

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 7/7/2020

motion to close the ARB Zoom meeting for July 7th, 2020.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Very good. Thank you, Margaret.

MS. UHLE: Thank you guys for doing the extra meeting.

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EASTCHESTER ARB - 7/7/2020

CORRECTION SHEET

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