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M. HAYNES: Hi, I'm here. It's Tom Haynes. Hi, everybody, how are you?

THE CHAIRPERSON: Okay.

M. HAYNES: Thank you for having me tonight. Can everybody hear me okay?

THE CHAIRPERSON: Yes.

M. HAYNES: Do I have permission to share the screen?

M. UHLE: Yes, you do.

M. HAYNES: Thank you. I just think it will be easier that way. Can everybody see the plot plan here in front of us?

THE CHAIRPERSON: Yes.

M. HAYNES: First off, I'm Tom Haynes from Haynes Architecture representing my clients, Mr. and Mrs. Ferro. We are proposing some interior alterations to the first floor, a second floor addition, which is 862 square feet, and a front covered entrance, which we're reworking in this area. I'm not sure if you could see my cursor moving around here. I'll quickly take you through the floor plans. So this is the proposed first floor plan at the entry level. There is an

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THE CHAIRMAN: Good evening, and welcome to the Architectural Review Board for the town of Eastchester, September 3rd, 2020. Mail call, Margaret, if you would, please.

M. UHLE: Sure. Silvio Luca.

M. LUCA: Here.

M. UHLE: Endo McIntyre.

M. MCINTYRE: Here.

M. UHLE: Jennifer Nemeczek.

M. NEMECZEK: Here.

M. UHLE: Laure Raffianni.

THE CHAIRPERSON: Present.

M. UHLE: And Carlos Garcia-Bou may or may not be joining us shortly.

THE CHAIRPERSON: Okay. First up on our agenda tonight -- I don't think we have any minutes to approve, correct, Margaret?

M. UHLE: That's correct.

THE CHAIRPERSON: Okay. So we'll go straight to number 1, which is 20-21, Hubbard Circle. That's the new number 1; correct?

M. UHLE: That's correct.

THE CHAIRPERSON: All righty, 20-21, Hubbard Circle. Is the applicant --

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2 existing front entry stair and platform. We're proposing to remove that, extend the entrance in here, which was recessed slightly, pull that forward so it's flush with the front face of the house. Proposed covered platform here, which is a little portico with some steps coming down.

Internally, we're proposing a new internal stair to access the second floor addition, which is located here in the center of the house.

As we proceed to the second floor here, we're proposing, like I said, an 862 square foot second floor addition, which will consist of master bedroom, small office space, master bathroom to the back, and walk-in closets to the left and rear.

As we proceed through the drawings, these are elevations of the existing front currently. So it is a split level home. You could see here, the existing facade consists of brick, asphalt shingle roof, garage door is double garage door, it's half a story below grade, and this is the existing entry stair and
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platform that we're proposing to remove and replace.

As we proceed along, this is our proposed second story addition that's located to the front left-hand side above the existing living room space. We are integrating the proposed portico, so-to-speak, or covered entry platform with a new double front gable located on the lower portion of the existing right side there. We're doubling the gable over here just to create a little bit more interest, some depth. The house is sort of a little flat as existing. Our proposed second floor addition is going to extend flush with the front face between the first floor and the second floor. We're going to extend the brick work up in that existing plane, and here again we have a front gable tying in again with the proposed new roof line on the right-hand side here. On the rake side of the roof, we are proposing some skirting here which spans the roof. The same thing right along here above our front entrance, and that will tie it through for our new roof over the existing lower right-hand corner.

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not have it be a pure, pure white, again, like I mentioned, like a whitewash look. That will allow us to have that continuity that we're looking for with materials and things and not worrying about trying to mix and match the brick, the mortar and what have you.

In the gable ends here, we're proposing a vinyl siding that's going to be a gray color, and I have all the samples of what we have in mind, which I'll move on to in a moment.

Just to continue on, we have our right side elevation view here. So again, carrying the brick up on the sides, and also on the gable ends of the new where we're proposing the siding up here.

This is the left side elevation. You could see the front stair coming down here, column supporting that covered entry. Again, we are trying to blend these materials. We thought it was a little much to carry that brick all the way through, so we wanted to play with a couple of different materials, not too many, but have them tie into what we feel would be a really nice job tying them all together.

Then in the rear here, you could see this is the second story addition as well in here, tying again the siding and the roof. The chimney has to get extended up by code, again, 2 foot higher than the ridge. This, again, would also be whitewashed.

As we proceed through -- I don't know if I need to go through this -- we keyed in all of the properties around it, tying them in with address and photographs of each. Down here you could see what the existing home looks like currently from the front view, a little bit on the right here, left side view.

This is a proposed rendering that we did just to give you and the owner a feel for what we're talking about. Again, this is representative of the whitewash brick, existing garage doors. All these window are all remaining. The garage doors for now are remaining. You could see in here across between the rakes here on the roof, that you have, again, that skirting of standing seam that will tie into the bow window, and then up

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top we have architectural series Timberline
asphalt shingle in charcoal color there.
As we proceed forward, this house was
kind of the inspiration of the material here.
I think we're going a little bit lighter in the
siding up top. Again, this is the effect that
we're looking for as far as the whitewashing is
concerned. The roof for the main house is
going to be a Timberline architectural series
asphalt shingle. We chose the charcoal color.
I'm just noticing here that this wasn't carried
over in my notes here. This is going to be
charcoal roof. We have our siding in here,
which is a Georgia Pacific vinyl siding.
Again, just for the top portion here, we have
proposed mahogany double entry door. We have
one extra light on our elevation, but I believe
this is the door that we're going to go with.
As we move along, this is an example
of the standing seam roof in a dark bronze
color, which looks like this picture below. I
know it's a little hard to see up here. A
little effect on the panel, they're 18 inches
wide standing seam. This bracket here would be
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difficult to show on a photo here or through my
explanation, but there are different degrees of
how this could be painted. If we painted it
solid white, which could be on option, all of
the brick would be consistent solid white.
It's going to be a matter of the depth in which
they do this application and how close to pure
white they're going to achieve. If you could
see back in our proposed inspiration photo
here, this is more white than it is red,
so-to-speak. Again, the whitewashing does give
elements of depth to the painting, so you have
certain spots that are more white, certain
spots that a little bit more lighter in color
and darker in color. That's the look that we
were going. A simple solution could be
painting everything solid white. It wouldn't
look unattractive to do that. Maybe that's
what the Board would prefer to do. I,
personally, feel that I would rather see a
little bit more depth in the different tones of
the painting here, and that's what we're going
for. Ultimately, this is the look that we're
going to achieve. I don't really think that
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a support bracket for the roof above the garage
doors, and this would be stain that would match
the front entry door.
That pretty much concludes what we're
proposing tonight. I would be more than happy
to answer any questions you have.
THE CHAIRPERSON: So as far as the
whitewash goes, I know that it will help you to
match the brick, but you're still going to have
to work from something that is fairly close in
order to get the same thing at the end.
MR. HAYNES: We're going to propose
the same style brick, same size. Obviously,
the same bricks are going to be proposed here.
That application would be done afterwards,
painting on the white wash, this way all of the
brick work would then be consistent throughout.
THE CHAIRPERSON: You think that the
whitewash is going to make it match? If you're
starting out with two different things, you're
going to wind up with two different things.
MR. HAYNES: It's a little difficult
to present because, at the end of the day,
there's an application involved that's
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you're going to have a, you know, drastic
difference between the materials. I think it
will blend in.
THE CHAIRPERSON: Again --
MR. HAYNES: I'm sorry, I missed the
first part.
THE CHAIRPERSON: It's a matter of
texture as well. In that case, the whiter you
go, the more the texture difference will become
noticeable. You need to get as close as
possible on the brick.
MR. HAYNES: Absolutely. I don't
think that we're going to have a difficult time
matching the brick. I think the brick is
available, and I don't think we're going to
have a problem finding the brick. I think that
that's okay. It was just more maybe from the
fading of the brick over time and things, or,
like I said, the grout mortar color difference
was a concern. I think that that balance of
what we're proposing here is a good solution,
and I think it's an aesthetically attractive
solution. I prefer this look versus what is
existing now, and I'm confident that texturally
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it will be consistent throughout.

THE CHAIRPERSON: Can we go back to
the elevation, please?

MR. HAYNES: Absolutely.

THE CHAIRPERSON: The color of the
7 garage doors?

MR. HAYNES: The color of the garage
doors are going to remain as existing. As part
of this project here, we're not changing them.
As you can see in here -- the rendering is not
a hundred percent. Let me zoom in to give you
a better idea. They're like, I believe, a
14 grayish color that's existing, and then our
15 proposed roof would come over here with our
16 bracket. Again, the bracket tying into the
door color. Ultimately, the goal would be to
change the garage doors to match the front
doors, but at this point all the existing
windows and the garage doors are going to
remain. It's not within the budget at this
time.

I'll go back to the rendering. Again,

obviously, this is not a photo realistic
rendering, it's kind of a make up rendering of

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similar colors and similar proposed features
here of our design.

THE CHAIRPERSON: Any questions from
the Board? Anyone? Carlos, if you want to
talk, you need to un-mute yourself, or anyone
who wants to speak, un-mute, please.

MS. UHLE: Laura, do you want to open
up the public hearing?

THE CHAIRPERSON: Well, it seemed that
Carlos was trying to say something first.

MR. GARCIA-BOU: Can you hear me?

THE CHAIRPERSON: Yes.

MR. GARCIA-BOU: The entry doors are
they swinging doors?

MR. HAYNES: The entrance doors are
going to be two double French doors like this.
So they're going to be both the swinging door.

MR. GARCIA-BOU: Swinging door?

MR. HAYNES: Yes.

MS. NEMECEK: Is there any way you
could have like a mockup done of how that
process you're going to be using on the brick
is done? I'm always a little leery about
painting the brick, but if there's a special

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oh my gosh, that was such a great idea.

MR. HAYNES: It does, it looks great when it's executed.

MR. MCINTYRE: I certainly think that that's, you know, a sort of major sort of component of what the whole finished product looks like. It is somewhat of a specialized process. I'm familiar with it myself personally, as we did it, you know, on an interior wall. So I hear what you're saying, and I've sort of heard your option B or your plan B where if it doesn't turn out right you're going to paint the whole house. I'm not necessarily sure, you know, that that's really a great option.

MR. HAYNES: We don't want to do that option. I'm not concerned that it's not going to turn out the way we want. If we can get this approval, that's where we're heading. We're getting it done the proper way.

MR. MCINTYRE: All right.

MR. LUCA: Typically when you whitewash a home, it's typically a diluted latex paint, and it's a matter of, let's say,

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brushing it on or ragging it on and pulling it off as well.

MR. MCINTYRE: Exactly. It's all about the application.

MR. LUCA: It's just a matter of, you know -- I've done it before as well. It's just a matter of hand technique and sample panels. Once your builder does several panels and knows how much paint to put on, pull off, dilution of water to paint, it goes fairly easy and fine and uniform. I don't see that being an issue at all, whitewashing it. It will be a drastic difference if you do paint it.

MR. HAYNES: We didn't want to that. It would be easy for me just to say that's what we're going to do. We could have shown you what that looks like.

MR. LUCA: It's more time consuming because you have to put it on and pull it off.

MR. HAYNES: That's not the issue.

Again, it's the look we're going for. Initially, it was matching that red brick, and I think it's going to look much better just to do this. I, personally, prefer the

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2 hand feature and nobody is raising their hand.
3 So I don't think you have anyone that wants to
4 comment.
5 THE CHAIRPERSON: Okay. All right.
6 Then I think, board members, are we all okay
7 with going ahead sending this to the Planning
8 Board?
9 MR. MCINTYRE: Yes.
10 MS. NEMECK: Yes.
11 THE CHAIRPERSON: So then I would like
12 to make a motion to pass Application 20-21, 7
13 Hubbard Circle, along to the Planning Board
14 with a recommendation for approval.
15 MR. GARCIA-BOU: Second.
16 THE CHAIRPERSON: All in favor.
17 (Aye)
18 THE CHAIRPERSON: Very good. Thank
19 you.
20 MR. HAYNES: Excellent. Thank you all
21 very much. Have a great weekend.
22 THE CHAIRPERSON: Good luck with the
23 new home.
24 MR. HAYNES: Thank you.
25 THE CHAIRPERSON: Next up on the
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2 agenda tonight is Application 19-45, 52 Ridge
3 Street.
4 MR. LIRIANO: I'm sorry, I think I got
5 placed on. I'm 1 Fernway.
6 MS. UHLE: The next one is 1 Fernway.
7 THE CHAIRPERSON: I thought 1 and 3
8 were -- okay, whatever. 1 Fernway, 20-20?
9 MS. UHLE: Yes, the second one on the
10 agenda. John, you're from 1 Fernway.
11 THE CHAIRPERSON: Next up on the
12 agenda then is 20-20, 1 Fernway. Welcome.
13 MR. LIRIANO: Good evening. Thank you
14 for having me. My name is Juan Liriano. I'm
15 the homeowner of 1 Fernway. Unfortunately, my
16 architect is unavailable for this meeting. I'm
17 going to attempt to share my screen, if that's
18 okay with you.
19 MS. UHLE: Sure.
20 MR. LIRIANO: Here is the proposed
21 elevation of the front bump out addition and
22 covered porch here. This is the front of the
23 house. I don't know if you can see my mouse
24 circling over it. This is the area that's
25 going to be coming out of the house. That's
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MR. LIRIANO: Yes.

MR. GARCIA-BOU: Is the rendering that you have of the existing?

MR. LIRIANO: I'm sorry, which one?

MR. GARCIA-BOU: The rendering that you have is of the existing house or the new elevation?

MR. LUCA: There was no rendering. It was a photograph.

MS. UHLE: Carlos, are you looking at 1 Fernway.

MR. GARCIA-BOU: 1 Fernway, yes. Okay, got it. Got it.

THE CHAIRPERSON: On this rendering on this page here, A-2, the siding that is on the front elevation above the garage -- I don't see siding, so what's going to go there? By the triple windows there.

MR. LIRIANO: We are going to do the siding. It's going to match the siding to the rest of the front of the house. I'm not sure why it's not on the design there. It's going to match the siding to the rest of the front of the house.

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THE CHAIRPERSON: So that will continue all the way down?

MR. LIRIANO: Yes.

THE CHAIRPERSON: This looks like -- not what you described. You said a plank, I think, before.

MR. LUCA: I think in the gable.

MR. LIRIANO: This is more like a cedar shake. Up here on the top, that's where the siding is going to differ. It's still going to be siding, but it's just going to be a different thing to just kind of tie into the gable.

THE CHAIRPERSON: So that's a plank and the other is like a shake?

MR. LIRIANO: Yes.

THE CHAIRPERSON: And the rest of the house, essentially, will be like the shake?

MR. LIRIANO: It's going to be more of like the straight siding on the sides. The front is going to be that cedar -- it's going to all match, it's going to be the same color, same manufacturer, but the front is going to be the Cedar Impressions, and then on the sides.

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THE CHAIRPERSON: On the little octagon or whatever area and --
MR. LIRIANO: Yes, and then this area here.

THE CHAIRPERSON: Yes, that's where I saw the notation.
MR. LIRIANO: Yes, there is goes.
Okay. It's here, and then the octagon shaped extension on the porch.
MR. GARCIA-BOU: Are these all new windows on the house?
MR. LIRIANO: Yes.
MR. LUCA: The dining room window is not new, on the front elevation. That triple window over the garage is existing.
MR. LIRIANO: Yes.
MR. LUCA: Is that going to be changed?
MR. LIRIANO: Yes. It's going to be changed to pretty much the same thing as what you see in the picture there, it's just going to be updated. We weren't sure we were going to do it. The windows, I believe they're the original ones with the home, so we figured it's... DINA M. MORGAN, REPORTER

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better to just update it to keep the look that's in the design that we're looking at but just make them new.
MR. LUCA: Right. I agree with that.
I also have one other suggestion. The triple dining room window I think should be -- when you replace that -- should be two single windows. The two windows that are in the closet, those small windows, I think they should be full size windows like the windows to the left of them. It just throws off the elevation with those small windows, that front elevation.
MR. LIRIANO: Okay. That's not a problem.

THE CHAIRPERSON: I agree with you, Silvio. The new ones should have the same divided lights as the other new ones. The one that you're replacing, that triple window, however you replace it, it should have the same divided lights that the new ones do.
MR. GARCIA-BOU: That's a closet, that's what it is; right?
MR. LIRIANO: Yes. Those two smaller... DINA M. MORGAN, REPORTER

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windows you're seeing there, those are closets for two different bedrooms. We were trying to maximize the closets space, that's the reason why those windows were chosen.
THE CHAIRPERSON: I'm referring to the one in the dining room, I guess you said that was, below that, that you're going to change now.
MR. LIRIANO: The reason why we were not going to change it is just because it was just going to be an added cost, but then we just thought about it. We wanted it to match the living room, which is on the other side of the entrance door, so we would have triple windows. It does bring a lot of natural light into the home. That's what we were thinking with that.

THE CHAIRPERSON: So are you going to go with the same scale as the other one as well; a little bit longer?
MR. LIRIANO: It looks different in the picture for some reason. The way I understood it, it's going to be the same size.
MR. LUCA: Your first floor windows in... DINA M. MORGAN, REPORTER

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the living room are probably 6 foot tall, and the second floor windows are 5 foot tall.
MR. LIRIANO: I'm sorry, I'm going to pull back to the picture of my house currently.
MR. GARCIA-BOU: They look the same.
MR. LIRIANO: These are the same, the living room and the dining room. Our thought was, we wanted to keep them the same. We originally were not going to replace them, but with the size of this project, we just thought it would be better and more energy efficient. We like the look of it. It kind of keeps the original look to it a little bit, that's why we kind of wanted to get the same style window, and then just replace both of them so they would look the same.
MR. LUCA: I think the taller window on the first floor looks better and normally that's typical.
MR. GARCIA-BOU: Your question in regards to the small window above that first floor --
MR. LUCA: I think they need to be full sized windows. I think that throws the... DINA M. MORGAN, REPORTER
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whole elevation off. You have to rearrange the
closets. Instead of having the clothing on the
exterior wall, you might have to do clothing on
two interior walls and put a full size window.

MR. LIRIANO: Okay.

MR. GARCIA-BOU: One of the closets, I
think it's possible. The other closet, you're
probably going to have rearrange the entry of
the closet basically.

MR. LUCA: The master bedroom closet
you would have to shift the interior door over.

THE CHAIRPERSON: But it's doable,
yes?

MR. LIRIANO: Absolutely. Yes. I'm
sorry.

THE CHAIRPERSON: So, folks, I think
I'll open up the public hearing for this
application.

I would like to open up Application
20-20, 1 Fernway, for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Margaret, is there
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the side of our house, we could place either
the unit there so it's underneath the staircase
so it's not really visible to our neighbors and
to the front of house, and there is also
another side of the house where kind of the
octagon shape is kind of over here, which is
very far back, and it's pretty well out of
sight at that location as well. So we wanted
to kind of just -- we were discussing which
side we should place it just to be least
intrusive to our neighbors.

MR. GARCIA-BOU: How about lighting,
how are you treating the entryway and your
porch in terms of lighting?

MR. LIRIANO: There are a couple of
recessed lights. I believe there are three of
them, if you bare with me one second.

MR. GARCIA-BOU: Anything on the
garage area?

MR. LIRIANO: No, currently there is
no light. We have a pole lamp in front of our
house, and we intend to keep that there. It
illuminates the front of the house very well at
nighttime. We also have an outdoor lamp on the
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anyone raising their hand.

MS. UHLE: No, there is not.

THE CHAIRPERSON: Okay. So then, do
we have any other comments from the Board
regarding this application? Is there anything
else that needs to be a little bit more clear?
Was this the home that I saw AC on the
side? I'm sorry, I may be confusing it with
another application. Do you currently have
central air?

MR. LIRIANO: No, we do not. This
project does include the installation of
central AC.

THE CHAIRPERSON: It does?

MR. LIRIANO: Yes.

THE CHAIRPERSON: So where is that
unit going to go?

MR. LIRIANO: It's going to be placed
in the attic.

THE CHAIRPERSON: You have something
outside; right?

MR. LIRIANO: Yes, we do have
something outside. There were two locations we
were thinking about. We have a staircase on
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1 to kind of put them in place in my mind here.
2 The siding, you need to have that done
3 correctly, whatever siding was going to be on
4 whatever elevation. Where the straight siding
5 is, where the shake siding it, just make sure
6 that that's indicated properly.
7 MR. LIRIANO: Okay.
8 THE CHAIRPERSON: Margaret, this is
9 not a new construction, so it doesn't need the
10 street-scape; is that correct?
11 MS. UHLE: That's correct.
12 THE CHAIRPERSON: Okay. I'm not sure
13 if it was this or not -- oh, ok -- door trim to
14 corner match with side, style to be selected by
15 owner. You need to get that selected before
16 you go to the Planning Board, whatever that is,
17 because that's what you're coming here for.
18 Especially to the ARB. We're not looking to
19 get you hung up here, but ARB is looking for
20 how things look. So you can't be saying things
21 like, well, we're going to decide, leave it up
22 to the owner to decide, like that kind of
23 thing. You need to come with your
24 presentation, you know, a little bit more up to
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1 date and decide. As I said, we're not looking
2 to kind of hold you up on the job, but we want
3 to make sure that when you do go to the
4 Planning Board, you do have all the things that
5 you need and all the changes that were
6 recommended.
7 So with that in mind, Margaret, could
8 you summarize the recommended changes and
9 adaptations?
10 MS. UHLE: Yes. Before I do that,
11 could you just -- I didn't hear what note you
12 had read with regard to be decided later, what
13 was that in reference to?
14 THE CHAIRPERSON: Okay. I don't know
15 if I can -- door trim to the right of the
16 garage.
17 MS. UHLE: So it's the door trim?
18 THE CHAIRPERSON: Yes. Then it says,
19 style to be determined by --
20 MR. GARCIA-BOU: Owner.
21 THE CHAIRPERSON: I think that's the
22 front door style. I'm not even sure. Whatever
23 it is, it needs to be --
24 MS. UHLE: Okay.
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John. I know this is not what you do all the time, so good job, good first job.

MR. LIRIANO: Thank you very much for having me.

THE CHAIRPERSON: Just make sure that you and the architect are a little bit more prepared for the Planning Board.

MR. LIRIANO: Thank you so much.

THE CHAIRPERSON: You're welcome. Margaret, I thought the agenda was just the switch between 1 and 3, so obviously that was not the case, and I did not print out the other agenda.

MS. UHLE: The next one is 52 Ridge.

THE CHAIRPERSON: So the next application tonight is Application 19-45, 52 Ridge Street. Are we here?

MR. IANNACITO: Yes. I don't see myself.

THE CHAIRPERSON: Welcome. We see you, John.

MR. IANNACITO: I don't see myself, but that's fine.

Good evening. My name is John.

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Iannacito, I'm an architect, and I'm representing Mrs. and Mrs. Spatoliare, the owners of the subject property.

This application was presented to the Architectural Review Board and approved back in February of 2020, and then prior to submission to the Planning Board, the owner decided that they wanted to see a couple of different versions of the roof line. So we're here tonight to present the changes that we made to the roof line. The total scope of work hasn't changed. It's the same as previous. I'll quickly go through it.

The scope of work will include removal of the existing garage door at the basement level here in the front, and the construction of a front entrance.

THE CHAIRPERSON: I'm not seeing a shared screen yet. Is that what you're doing?

MR. IANNACITO: Yes. It should be shared. It's not shared yet?

MS. UHLE: We're not seeing it.

MR. MCINTYRE: We see your screen saver.

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aluminum in a white finish.
Then I have samples. This is the
HardiePlank color. The roof shingle is this
one up here, the slate finish. This is the
decking on the front porch. They wanted a Trex
decking at the front porch. This is just a
sample of a brick with a whitewash finish.
This is a sample of the AZEK.
The CHAIRPERSON: Back to the
rendering, please.
MR. IANNACITO: Okay.
The CHAIRPERSON: The gutters and
leaders.
MR. IANNACITO: They'll come down on
either side of the porch, and then here on top
of the porch or off to the side. This wraps
around, so the gutter is going to wrap all the
way around, so we could have the leaders come
off to the side here.
The CHAIRPERSON: Okay. In white?
MR. IANNACITO: Yes, white.
MR. GARCIA-BOU: I have a question on
the third floor, the front elevation. Those
two windows -- just a question basically -- why
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did you decide not to put shutters on those?
MR. IANNACITO: We went back and
forth. We could put shutters up there. The
owner didn’t want shutters up there, we could
put the shutters back.
MR. LUCA: It will look a lot nicer
with shutters on them.
MR. GARCIA-BOU: I really like the
elevation. I really like what you did to it,
the house. I think the shutters would --
MR. IANNACITO: We can add shutters
there.
The CHAIRPERSON: It looks like one
side of the face doesn’t have makeup on.
MR. IANNACITO: Okay.
MS. NEMECEK: Any lighting? Is that
going to be underneath the porch?
MR. IANNACITO: Yes. So they’ll be
down lights on the porch. This is existing
door on the side, and I believe there is an
existing fixture at the side entry door.
That’s really the only doors. There is no
existing from the rear here. This was a
staircase that we’re removing. There used to
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MR. IANNACITO: Just storage. The only access up there is going to be a pull down stair.

THE CHAIRPERSON: Okay. So the gables and dormers are kind of like really more for character than anything else?

MR. IANNACITO: Yes, just decorative features instead of just having a sloping roof.

THE CHAIRPERSON: Okay. Any other comments or questions?

(No comments or questions.)

THE CHAIRPERSON: John, is this house currently air conditioning wise central?

MR. IANNACITO: We’re putting new AC, and the two units are here on the side yard.

THE CHAIRPERSON: Okay. Margaret, that’s within where it’s supposed to be, kind of setback and all that other stuff?

MS. UHLE: Yes.

THE CHAIRPERSON: I guess that’s it.

Anybody else have any questions?

MR. MCINTYRE: No. Let’s open up the public hearing.

THE CHAIRPERSON: Okay. I would like DINA M. MORGAN, REPORTER

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to make a motion to open up Application 19-45, 52 Ridge Street, for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Margaret, do we have anybody there?

MS. UHLE: No, we do not.

THE CHAIRPERSON: Okay. So I’m going to close the public hearing for Application 19-45.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(Aye)

MR. GARCIA-BOU: I have a question.

Basically this addition is adding just a sitting room area; is it?

MR. IANNACITO: As far as new living space, the garage is going to be converted to a playroom in the basement. On the second floor, it’s adding the space back here behind the existing bedroom there’s a new sitting area off a master suite. We are adding one additional bathroom on the second floor. We’re basically making a master suite on the second floor.

Everything else is cosmetic. The attic is all storage.

THE CHAIRPERSON: Can you bring the plans to the second floor?

MR. IANNACITO: Sure. So here is the second floor. This is the new addition at the rear and the new bathroom. So from the hallway here, you enter into this space and this is all master suite back here. This is the existing hall bath and the two additional bedrooms in the front, existing bedrooms.

THE CHAIRPERSON: Okay.

MR. IANNACITO: This is the pull down stair right here.

THE CHAIRPERSON: To access the storage upstairs?

MR. IANNACITO: Yes.

THE CHAIRPERSON: Okay. All right.

So, Margaret, if you would summarize.

MS. UHLE: Two comments: To add shutters to the second floor windows, and John indicated he would show the light fixture on the elevation.

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MR. MCINTYRE: Third floor windows.

MS. UHLE: The only windows that didn’t have shutters.

MR. IANNACITO: There’s this one here in the corner here, but the shutter won’t fit here.

MS. UHLE: I’m sorry, the third floor windows on the front elevation. Sorry about that.

THE CHAIRPERSON: What about the right side elevation, the third floor again?

MR. IANNACITO: Up here?

THE CHAIRPERSON: Yes. Would it fit there?

MR. IANNACITO: We can put them up there too.

MS. UHLE: Add shutters to all third floor windows.

MR. IANNACITO: Let’s see what we have on this side. We can add them here. We have these other windows here also. This one is really tight to the corner. It’s also set further back.

THE CHAIRPERSON: So where possible, DINA M. MORGAN, REPORTER
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let's put it that way.

MR. IANNACITO: We can't really get them up here. I think the important one is the front, so we'll get them up in here.

MR. GARCIA-BOU: The front elevation is what makes the house.

THE CHAIRPERSON: It's the face.

MR. IANNACITO: We'll add some earrings.

THE CHAIRPERSON: I would like to make a motion to pass along Application 19-45 to the Planning Board with a recommendation of approval with the aforementioned improvements.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: All right.

MR. IANNACITO: Thank you. Have a great weekend.

MR. MCINTYRE: See you John. Thank you.

THE CHAIRPERSON: So Margaret --

MS. UHLE: The next one is Application 20-15, 23 Prospect Avenue.

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THE CHAIRPERSON: Hello.

MR. MAIORANO: Hello. How are you?

Good evening. My name is Adamo Maiorano -- you could hear me; right?

THE CHAIRMAN: Yes, we can.

MR. MAIORANO: Okay. Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant and owner, Anthony Pillero, we are proposing additions and alterations to 23 Prospect Avenue.

MR. GARCIA-BOU: I can't see you, but we know who you are.

MR. MAIORANO: Okay. Perfect. Wait, you can see me?

THE CHAIRPERSON: I can see him. We don't see your screen yet.

MR. GARCIA-BOU: I don't see anything.

THE CHAIRPERSON: Are you sharing yet?

MR. MAIORANO: No. I'll share my screen now. I'm sharing my screen now. Got it.

So just to recap on the project, the existing conditions of the home, it's basically a one and a half story residence. Most of the

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the corner piece of the AZEK quick corners, if
you could see it, and then the casement around
the windows. This is the style of the AZEK
J-casing with the aluminum style. That's
pretty much the idea of color of the siding
that they're going with.
I'll go back to the elevations. Other
than that, finishes with the railings, PVC
railing in the front, as well as the rear.
There's a balcony off the master bedroom, and
that will receive a PVC railing as well. Wall
light fixtures on the rear next to the Romeo
and Juliet balcony. There's no windows on the
bottom floor just because the proximity of the
garage is basically only a couple of feet just
away from the existing house. The front will
have a ceiling fixture and a new front portico,
which is AZEK Board on the front and AZEK
columns, and wall lights on either side of the
door as well. The platform is existing, you
could see it from the photo, but we're going to
put new stone veneer and blue stone treads
along that platform and new railings and build
a portico above that platform.
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on the front that you said were four and three,
are you actually just taking one of the windows
out?
MR. MAIORANO: Yes. So the window
on -- so right here, the four casement windows
here, we're taking that out and replacing it
with three. So there will be three on each
side of the front portico pretty much symmetric
to the windows above and the whole, you know,
gable above as well.
THE CHAIRPERSON: Okay.
MR. MAIORANO: So the right will match
the left. That's most of the changes to the
first floor, again, because they're trying to
limit how much work they do to the whole first
floor.
THE CHAIRPERSON: Did you consider
maybe some divided lights?
MR. MAIORANO: The one thing is,
again, they're trying not to change, you
know -- again, all the windows and everything
were replaced on the first floor, so we're
trying to match them on the second floor with
no divided light.
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We'll go to the street-scape. So on
the street-scape, really -- I don't know if you
went to the area -- the house as it exists now
is sort of almost out of place. So I think the
addition will better present itself in the
community and allow it to, you know, sort of
fit in better with the neighboring homes. You
could see it kind of resembles a little bit of
the house on the left-hand side, the picture is
of 21 Prospect Avenue. A few other houses in
the neighbor, 26 Prospect Avenue has very
similar characteristics to what we're
proposing, other than, as you can see, the
front picture, the house as it exists
today is very much, I would say, out of place
kind of.

THE CHAIRPERSON: A little puny.
MR. MAIORANO: Exactly. From the
front, it's a very long -- as you could see
from the side elevation, it's a very long home
but narrow and, I would say, it's called almost
like a shotgun sort of style home. That pretty
much sums it up.
The CHAIRPERSON: So now the windows
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few feet and then creating that balcony, and
then as well with the front setting the
addition back about 5 feet or so.
THE CHAIRPERSON: Okay. Anything with
the AC? I'm sure this is going to add some
extra capacity.
MR. MAIORANO: Let me go to the site
plan. So on the right -- I'll add it to my
drawing -- right next to the chimney, they're
screened -- actually, you can't really see it
from maybe even the pictures. They're right
here next to the chimney, but I'll, you know,
definitely show where the units are.
THE CHAIRPERSON: So that's where it
will be. Even if it's increased or whatever,
it's probably going to be smaller.
MR. MAIORANO: Exactly. I could zoom
in, but right here by the driveway side.
THE CHAIRPERSON: Any questions from
anyone?
MR. GARCIA-BOU: I'm good.
THE CHAIRPERSON: So I would like to
make a motion to open up the public hearing for
Application 20-15, 23 Prospect.
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MR. MCINTYRE: Second.
THE CHAIRPERSON: All in favor.
(Aye)
THE CHAIRPERSON: Margaret, anybody
raising their hand?
MS. UHLE: No.
THE CHAIRPERSON: So then we can
quickly make a motion to close Application
20-15, 23 Prospect Avenue for the public
hearing.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(Aye)
THE CHAIRPERSON: So, folks, any
comments or questions from the Board on this
one?
MR. GARCIA-BOU: My comment is, I like
the elevation that you created and what you did
to the house, especially on that second floor.
It's really nice. I like it.
THE CHAIRPERSON: I think it looks
nice in the neighborhood. It does kind of make
it fit in a little bit more. It will be nice
to see.
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demolished and a new one built in its place to, in essence, install what's called an on-site hypochlorite system. In essence, it combines electricity, salt and water and produces bleach for disinfection. So that's really the reason why we are here.

At the last meeting, we did receive some very good comments from you, members of the ARB. I know we received a sketch from Mr. Luca, which was helpful. What we did, we hope this evening you will see that we took some of those comments and suggestions that the Board had in heart in our renderings.

Without further ado, I have with us this evening -- we have a whole team, but our first presenter this evening on the design, we have Fred Grossfeld from Jacobs Architect and Joseph Bonagovanni from Jacobs Engineering, who will, without further ado, discuss what we've done since we last saw all of you back in July, and what we've done since then. Again, I'll turn it over to Joe and to Fred for the presentation. Again, thank you for your time tonight, and we hope you will look upon this

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favorably for a recommendation to the Planning Board. So thank you.

MR. BONGIOVANNI: Thanks, Lino. Can everyone hear me okay and can you guys see my screen?

THE CHAIRPERSON: Yes.

MR. BONGIOVANNI: Good. I'm going to promptly toss this over to Fred Grossfeld, who is the architect. I do have a couple of slides that you've seen previously. There were a couple of iterations of this building already. This was one we came to you with, and we also had this as kind of an alternate. I believe this was looked upon more favorably to be advanced. I know Mr. Luca sent over a helpful sketch as well, that we did obviously take into consideration.

Fred, I'm going to leave you with this. These were the general comments we receive that evening. Fred, why don't you take over and just discuss how we addressed each of these, and then we'll get into the renderings.

MR. GROSSFELD: Okay. That will be fine, thank you. We'll just go through the

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The building was redone in the Nineties with that --

MR. GROSSFELD: It's kind of a synthetic stucco.

MR. BONGIOVANNI: I forget what the name is.

THE CHAIRPERSON: EIFS?

MR. BONGIOVANNI: EIFS, yes. There it is.

MR. GROSSFELD: Exterior facing system.

MR. BONGIOVANNI: This is basically the view from Leewood of the building as it is today.

THE CHAIRPERSON: We're not seeing that.

MR. BONGIOVANNI: You're not seeing this right now?

THE CHAIRPERSON: I'm seeing, Updated Architecture Front Elevation.

MR. BONGIOVANNI: Let me stop sharing and let me share again and see if this works.

How is that?

THE CHAIRPERSON: Okay.

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The brick, obviously we have not actually selected the final color of the brick, but it's going to be in this kind of reddish hue, probably very similar to this. On the corners, exterior corners of building, we have the stone quoins that also kind of mimic the original building. So we're trying to take some details and some things that are from the original building and carry that through to the new building. Okay.

MR. BONGIOVANNI: We have renderings from several angles as well. I don't know if you want us to stop here to talk about this or continue on?

THE CHAIRPERSON: I would say continue on, but if you could show maybe a photo of the original building that you're referencing, that would be helpful.

MR. BONGIOVANNI: Okay.

MR. GROSSFELD: Do you have that, Joe?

MR. BONGIOVANNI: Yes, I have it. I have to dig it out. Let's see. I believe it's in here. Just give me a second.

Fred, what was the original building?

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out the building would have made the building larger. Some of the comments we received from the other Boards was to minimize the building, which we've actually done by recessing the building. I think that was our hope, is that we would still have the changing of planes on the front elevation by doing that, and also reducing footprint a bit. It's about a hundred square foot difference. That was the reason for bringing it in as opposed to bringing it out.

MR. GROSSFELD: The height of the new building is well within the zoning code requirements for maximum building heights. We're now down to 24.

MR. SCIARETTA: This is Lino. I want to make sure the Board see the entire elevations and renderings that we have. I think it will be good to show, that way when we come back to Mr. Luca's drawing we could, I guess, better see what we've done in terms of incorporating from that design into ours and where we differed. I think it would be helpful just to go through the rest of the slides just

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so we could have the benefit of that prior to engaging in discussions. I just think it would be helpful.

MR. BONGIOVANNI: Okay. I'm going to back up now.

MR. SCIARETTA: Thank you.

MR. BONGIOVANNI: These are just different angles, different view sheds. This is also from Leewood looking into the driveway.

MR. GROSSFELD: The renderings that we prepared, reflect the actual civil drawings as far as the grades, the sidewalks, the driveway. All of that accurately now depicts what's shown on the civil plans, and also the landscape architecture plans as well, as far as plant material, location of plant material, and approximate heights of what the plantings will be in their final state.

MS. NEMECEK: I do have a question for this rendering. It shows that front steel picket fence. On one side it looks about 10 feet high and on the other side on the right it looks much smaller. Is that just an awkward angle in the rendering or is it going to be all

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the same size?

MR. BONGIOVANNI: It will all be the same size. It's actually a 6 foot aluminum spindle fence. Majority of the fence is existing there. We will pulling some of it down and rebuilding it once the new building is in, but it is 6 foot fencing. It may look a little odd because of the grade changes that you're seeing there.

MS. NEMECEK: It's probably just an awkward angle in that 3D view.

My other question, though, is about the apron and the wide stone barriers on the driveway. About how wide is that frame along the asphalt?

MR. BONGIOVANNI: You're talking about our apron here?

MS. NEMECEK: The driveway, yes, on both this elevation and the from the other side of that driveway. The bands look very wide.

MR. BONGIOVANNI: They are a little wide. I don't have the exact dimension handy. I'm going to try and find it as we're talking here. One of the reasons for the driveway and

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the size of the apron is, we have to pull a fairly large truck, you know, 18 wheel vehicle into the site periodically, about six times a year, for salt deliveries, so making the turn into this driveway and then leaving the site via Dale was a consideration. So it is a little bit wider. Like I said, I don't have the exact dimension of that apron.

MS. NEMECEK: My second about this is, why are you going with an asphalt drive, why not the reinforced concrete?

MR. BONGIOVANNI: We could do that. That's certainly an option. Some of the comments we received from the other Boards were there were concerns about the overall driveway size and how it looked. We do need a fairly wide driveway for truck maneuvering. We tried to break it up with some pavers and another material, that being asphalt, but certainly could be concrete.

MS. NEMECEK: The other thing with this -- because I have this one up and I've looked at this one -- are all the trees going to be columnar like you have them shown or are

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they just going to be regular? I don't
remember your planting plan, I'm sorry.
MR. BONGIOVANNI: We have them. The
landscape architect is on the phone on the Zoom
call here. So, Tammy, I don't know if you
could jump in.
TAMMY: I do have some columnar trees
along the property, but majority of the trees,
especially on the north side, are full canopy
trees, they're not columnar.
MS. NEMECEK: I just wanted to make
sure because sometimes people throw in the
trees and they're not exactly columnar in
place. Thank you.
MS. TAMMY: You're welcome.
MR. BONGIOVANNI: I'm just going to
show you a couple more angles. This is from
Oakland. Basically we're three lots. Leewood,
Dale and Oakland are the streets we border. So
this is the view from Oakland. This is the
view from Dale at our driveway entrance.
The CHAIRPERSON: This will be the
exit then, right?
MR. BONGIOVANNI: Correct. Normally.
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For the truck it will be the exit. For the
day-to-day visiting, this will be the entrance,
actually. The site gets visited about once a
day from an operator in a standard work truck.
They'll probably use this side. Then an aerial
view just so you could see the extent of the
driveway.
MS. NEMECEK: Are there going to be
any parking spaces too, I mean, because there
are going to be people in here, or is it just
going to accommodate the truck?
MR. BONGIOVANNI: It's mostly for the
truck. We have a long driveway, so parking
will be along the driveway. Like I mentioned,
the daily operations is really one person a day
for an hour or so to check on things. It
really is an unmanned station for the most
part.
Then finally, a close up of the front.
MR. GARCIA-BOU: Are there going to be
any exterior mechanical units on the property?
MR. BONGIOVANNI: Very little. If we
go back to this view, I have a small compressor
outside here. There are only going to be two
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basically it will be a gray tone similar to the stone veneer, and then the glass will probably actually be not completely clear, it will be tinted, probably more of a bronze color. We haven't selected the final selection yet, of course, for the glass, but it's probably going to be more of a tinted glass, not a clear. Then basically the window frames, the trim, the door colors, doors and frames will all be in the burgundy color. That's pretty much it for the exterior materials of construction. The roof, obviously, is going to be a white roof that nobody will see, of course. That's pretty much it as far as the exterior materials.

THE CHAIRPERSON: Is the red brick a standard red brick size?

MR. GROSSFELD: Yes, it will be. It will be a standard nominally 8 by 4.

THE CHAIRPERSON: Okay.

MR. GROSSFELD: Three courses of brick at 8 inches basically. It will not be a jumbo type of brick.

MR. LUCA: How about the joint detail, is it going to be flushed, is it going to be

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raked?

MR. GROSSFELD: We haven't gotten to that level of detail yet, but my preference is for it to be raked.

THE CHAIRPERSON: Is there any way to put one of the elevations side by side with Silvio's sketch?

MR. BONGIOVANNI: Let's see.

MR. LUCA: My sketch was only for like massing kind of to scale it down, not to give the architect of record any kind of direction, in a sense.

THE CHAIRPERSON: Okay.

MR. LUCA: I think it's definitely a lot better than it was, the newer design.

THE CHAIRPERSON: I agree. Yes, for sure. I kind of really like that detail, that upper corner detail that you had used.

MR. LUCA: My rendering was more of an art deco kind of 1930's building. White cast stone does what it does in the corners and kind of comes down. I don't have quoins on the building, for example. So far with the design, the only thing that I don't care for are the

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That's truly the reason why the building is as high as it is and really why we can't lower it any more. We do have other things in the room as well. In the adjacent room where our main equipment is, it's kind of in its own little air conditioned room because there's some heat that gets generated in there. We HVAC equipment, and this really is a little bit of a mezzanine, I guess, on top of the ceiling of this building, so we have some HVAC equipment up there as well.

Finally, this the landscape plan. We can talk about this as well. I can have my landscape architect kind of just walk through.

MS. NEMECEK: Actually, could you refer back to one of the -- we received a few of the views on PDF, the one that's labeled Dale Road view, if we could look at that.

MR. BONGIOVANNI: This one?

MS. NEMECEK: No. The one that we received looks a little different. It's comes from the apron at Dale Road and looks up.

MR. BONGIOVANNI: Let me pull that up.

We had a lot of different renderings.

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THE CHAIRPERSON: More like straight on from Dale Road.

MR. BONGIOVANNI: Give me one second, please. I think this is the one you're referring to. I'll have to stop my sharing and restart it again.

THE CHAIRPERSON: Is it number 13 there?

MR. BONGIOVANNI: We pulled some slides out and reshuffled some of the things. I have this slide I could show you again. It's just not in my PowerPoint presentation at the moment, but I have it. Can you see this?

MS. NEMECEK: That's the one, yes.

MR. BONGIOVANNI: Okay.

MS. NEMECEK: It just seems like there's a lot of vast open grass area. I don't know if it's just the angle of your 3D rendering or -- it just doesn't look like it's following the landscape plan here. It just seems like there's a vast grass open area. As my colleague had stated, to put in your neighbors would help, just so we could get a better idea of what it looks like on this.

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THE CHAIRPERSON: If you could actually show that, that would be great.
MR. LUCA: I don't think you could do that right now.
MR. GROSSFELD: No, I can't do that right now.
MS. UHLE: Are you interested in the other facades as well, you know, looking at those in a little more detail? I know they are side and rear facades, but I want to make sure you don't overlook those.
MR. LUCA: They face the neighbors, we should look at it.
MS. UHLE: Yes.
MR. BONGIOVANNI: This is the Dale side. This side of the building is our generator room, where our emergency generator will be. Because of noise attenuation requirements, we don't have any windows in here and really very little penetrations at all, and that's intentional.
THE CHAIRPERSON: It's the bunker.
MR. BONGIOVANNI: Yes. We did talk to.

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that looks very nice. I didn't even remember the windows and doors were burgundy before, but it looks good.
Do you have an elevation on the other side, not Dale, the opposite?
MR. BONGIOVANNI: We have the renderings from the street.
THE CHAIRPERSON: Okay.
MR. BONGIOVANNI: I don't have anything up close on that side. I don't have the windows on that side.
THE CHAIRPERSON: That side there's no house on that corner there?
MR. BONGIOVANNI: No.
MS. UHLE: How about the rear elevation?
MR. BONGIOVANNI: This one?
MS. UHLE: No, the rear.
MR. BONGIOVANNI: We did not render the rear side. We could certainly do that.
MR. GROSSFELD: It's going to be similar to the front elevation because we will have windows. The upper windows will appear on the back side of the building, the rear side.

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show in the rendering are exactly what the
landscape plan shows. I'm not sure.
TAMMY: It's closely representative.
THE CHAIRPERSON: Suggestive.
TAMMY: The purple plant is Walker's
Low Cat Mint, which grows in very rough
conditions. I've used it a lot in landscape
islands in Chicago, so it handles the salt. It
has a purple flower. It's doesn't have that
texture, but it's about that height and has a
purple flower. They did a very decent job.
MR. GARCIA-BOU: I have a question. I
know we're talking about the quoins, if there
is a break in the quoins, quoin, brick, quoin,
brick, why couldn't you have an in and out
instead of a continuation, one small, one big?
Maybe that will wrap the building better.
That's my opinion.
MR. GROSSFELD: As far as the plane of
the cast stone, is that what you're referring
to?
MR. GARCIA-BOU: Yes. Going back to
Mr. Luca's rendering, the cast stone shows it
starts in and out, which I like the detail of
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that, Silvio. I think the brick will give it a
little more depth and a little bit more
texture. I think this kind of looks almost
checkerboard and it sort of brings your eye up
the facade.
MS. NEMECEK: I agree too. I think
that's a good idea.
MR. MCINTYRE: This is the first time
I've been part of the review process. I think,
looking at this elevation, initially it kind of
strikes me as a little flat, and I think those
cast quoins don't necessarily enhance it for
me. I certainly would like to see, you know,
the brick as an alternate. I think one of the
other elevations, closer up elevation, you
know, you could kind of see more of the
fenestration at the front of the building and
it has a little bit more depth with the cast
plinth and the texture, the brick work. So I'm
hopeful that that's more representative of what
the front of the building will look like as
opposed to the flatness, which I see in this
elevation. Maybe that one or another one.
MR. BONGIOVANNI: This is the close up
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that. Instead of just having quoins, just
having a continuation of the plane of the cast
stone, like small, big, small, big, small, big,
all the way down.
THE CHAIRPERSON: Carlos, I don't
understand what you're saying. Does anybody
else?
MR. GARCIA-BOU: You know the quoins,
you're breaking it up with brick all the time,
quoin, brick, quoin, brick, instead of breaking
it up, you start with a smaller piece, and then
bigger quoin, then smaller quoin, then a bigger
quoin.
MR. LUCA: He's referring to the
quoin, half, full, half, full, vertical. Are
you talking about cast stones or are you
talking about brick right now?
MR. GARCIA-BOU: Cast stones.
MR. LUCA: I think they should
eliminate those quoins because it makes the
building look vertical, more so than it needs
to. With the brick quoins, it will add texture
and you will lose the vertical.
MR. MCINTYRE: I kind of agree with
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1  engineering.
2     MR. GROSSFELD: This has softer
3     corners. It's not perfect dimensionally.
4     There are some imperfections. That's what we
5     were kind of looking for, a more traditional,
6     you know, old industrial type of brick.
7     MR. LUCA: With a brick like that, the
8     rake joint will look nicer too. It will look
9     more --
10     MR. MCINTYRE: Authentic.
11     MR. LUCA: Now that I'm looking at
12     this elevation, you might want to consider the
13     double door and the single door that's to the
14     far left, because the window head elevation on
15     the far left window --
16     MR. GROSSFELD: Yes, I see that.
17     MR. LUCA: -- Is about, I don't know,
18     12 inches higher than the door.
19     MR. GROSSFELD: That's correct.
20     MR. LUCA: Maybe putting a glass
21     transom over those sets of doors so they line
22     up, the sills line up.
23     MR. GROSSFELD: I like that.
24     MR. LUCA: Also, a glass transom will
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1  kind of bring it back to on older era as well.
2     Just like one light high, four wide.
3     MR. GROSSFELD: So all the openings
4     are all 8 feet instead of --
5     MR. LUCA: I'm saying that because the
6     window is so much higher in the two story space
7     where the tank is.
8     THE CHAIRPERSON: Yes, that would look
9     better. Kind of even out the --
10     MR. LUCA: If you go to the front
11     elevation, you'll notice it more.
12     MR. GROSSFELD: Okay.
13     MS. UHLE: I like that idea.
14     THE CHAIRPERSON: On the mechanical
15     drawing that you showed us before -- you don't
16     have to go there -- there was the place where
17     the salt comes in. Where on the exterior of
18     the building is that entrance, the hole, for
19     lack of a better word?
20     MR. LUCA: Would it be above that
21     window, the second story window, to the far
22     left? It almost looks like it's in that
23     section. It's 4 feet lower than the bottom of
24     the truck.
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1  discrete location.
2     THE CHAIRPERSON: In my head, I
3     thought it was on the side there, but that was
4     just how I was reading it, and I wasn't really
5     sure where it was coming in.
6     MR. BONGIOVANNI: Alternately, as I'm
7     thinking about it, that door, the single man
8     door there, does lead into the chemical room.
9     We could probably put something inside the
10     doorway so he opens the door and there's a
11     connection inside the building as well. That
12     might work out. Like I said, it's six times a
13     year he's there.
14     THE CHAIRPERSON: To me it looked like
15     it was at a very high height wherever it was.
16     MR. BONGIOVANNI: Yes. It does go
17     into the top of the tank. It's pneumatically
18     blown in with compressed air. So the pipe
19     would travel up the side of the tank in this
20     case and dump in on the top. That's how the
21     salt is delivered.
22     THE CHAIRPERSON: Okay.
23     MR. BONGIOVANNI: Worse case scenario,
24     there would be a small pipe coming out of the
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1 lower portion of the building.
3 THE CHAIRPERSON: Okay.
4 MS. NEMECK: Is that why that cement
5 block is to the left of the single door, that
6 small cement --
7 MR. BONGIOVANNI: No. That represents
8 a compressor. It's a small HVAC unit.
9 THE CHAIRPERSON: Is that existing or
10 is that something that could be like put on the
11 side?
12 MR. BONGIOVANNI: This could be put
13 anywhere. This could be put on the side, get
14 it out of the front. The room it conditions is
15 here, just beyond this double door. We put it
16 there as the closest point.
17 THE CHAIRPERSON: Could you put it on
18 the opposite elevation?
19 MR. BONGIOVANNI: We could put it -- I
20 don't know if we could put it all the way in
21 the rear, but we probably could put it on the
22 side here.
23 MR. LUCA: It's an AC condenser, is
24 that what you said it was?
25 MR. BONGIOVANNI: Yes, for this room.

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2 This room has an air handler inside.
3 MR. LUCA: Why don't you just put it
4 on the roof?
5 MR. BONGIOVANNI: We could put it on
6 the roof. We were generally avoiding things on
7 the roof for maintenance reasons as much as
8 possible. We could get it out of the way and
9 put it on the roof. It's not very big at all.
10 We're not talking about a large unit.
11 THE CHAIRPERSON: Any other questions
12 and/or comments, guys?
13 MS. UHLE: Laura, I don't think anyone
14 is here, but do you want to open the public
15 hearing? I think it was noticed as a public
16 hearing.
17 THE CHAIRPERSON: Okay. So I would
18 like to open up Application -- the number,
19 I'm -- 20-13 for a public hearing, I would like
20 to make a motion.
21 MS. NEMECK: Second.
22 THE CHAIRPERSON: All in favor.
23 (Aye)
24 THE CHAIRPERSON: Is there anyone
25 here, raise your hand.

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THE CHAIRPERSON: I, personally, didn't have any, but I don't know if anybody else. Jennifer, you were a little --

MS. NEMECEK: Reinforced concrete might look a little bit cleaner. I don't know exactly what that stone looks like. Maybe if we saw a sample of how that's going to break it up between the roadway and entrance to the building, that will give us a better idea.

Maybe instead of having just that little strip of asphalt in the center, to have it all concrete.

MR. LUCA: I think the reason they might have asphalt is because I assume there's pipes under that, and then if something ever happens with the pipes, picking up asphalt is easier than concrete.

MS. NEMECEK: That's true.

MR. LUCA: That's what I think.

MR. GARCIA-BOU: How about pavers?

MS. NEMECEK: You could have it all that same kind of paver that you have as your band here?

MR. LUCA: But what are those pavers?

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set on? They're not set in stand, are they?

Only because of the way the truck is going to --

MS. NEMECEK: That would displace them.

MR. LUCA: That would displace them.

It's not like a residential car.

MR. BONGIOVANNI: They would have to be grouted.

THE CHAIRPERSON: I think the way it is now, it's almost like a sidewalk, which is residential kind of.

MR. BONGIOVANNI: The idea behind that was just to break up the driveway because of its size being in a residential area. That was the idea.

MR. GARCIA-BOU: I think entrance way with the concrete entranceway and exit way will be fine with the asphalt in between, that will be okay.

THE CHAIRPERSON: One more thing, Margaret, was just that they indicate all of the landscape.

MS. UHLE: Accurately show the

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landscaping on the elevations and the 3D drawing.

MS. NEMECEK: Will there be any security lights here and where will they be?

MR. BONGIOVANNI: The plan for lighting is really just to meet code. We don't really want to have a lot of exterior lights.

The facility will have cameras. It's remotely monitored 24 hours a day. For lighting purposes, it's the bare minimum for egress requirements. They're not shown on this elevation.

MR. GARCIA-BOU: Would it be motion lighting?

MR. BONGIOVANNI: That's the idea, that it just be motion lighting.

MS. NEMECEK: Would it be on the building?

MR. BONGIOVANNI: They would be on the building, yes.

MS. NEMECEK: So nothing on a pole?

MR. BONGIOVANNI: No. Keep the light as close to the door as possible. We don't want light coming out into the street, and

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certainly don't really want the lights on at all, that's why I would prefer the motion.

MR. GARCIA-BOU: I think the motion would be perfect.

THE CHAIRPERSON: Then if somebody comes to nosey around or whatever --

MR. GARCIA-BOU: It will off.

THE CHAIRPERSON: It will go on, and then the security will pick it up.

MR. LUCA: Keep in mind, again, the residential homes when it comes to lighting.

Interior lighting if it's going to be lit at night, that those windows in the rear aren't going to bother the people right behind it, or motions. If there's a motion and an animal goes by and it goes off in the back, it's going to definitely bother the people that live right behind this building.

MR. BONGIOVANNI: Like I said, we'll minimize the lighting as much as possible.

It's really whatever the code requires.

MS. NEMECEK: Will the interior lighting be motion sensor too.

MR. BONGIOVANNI: It can be. It can

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MS. NEMECEK: This way it only goes on when it's needed, and it doesn't really bother anybody.

MR. BONGIOVANNI: Yes, I've seen it that way in some facilities. I don't know if -- I'd have to check though.

Mohammed, you're on the phone, what does Suez think about that?

Not everyone likes that set up in an industrial facility.

THE CHAIRPERSON: Because if something goes wrong, you really can't see what's going wrong.

MR. BONGIOVANNI: I'm not a big fan of them in industrial facilities.

MS. UHLE: But you're not planning to have interior lights on in the evening, are you?

MR. BONGIOVANNI: No, there really shouldn't be, I mean, unless someone left a light on.

MS. UHLE: So that shouldn't be an issue.

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MR. BONGIOVANNI: I think, Fred, you're also tinting the glass. We showed clear, but I think you were kind of --

MR. GROSSFELD: I'm definitely going to have some kind of -- it's probably going to be bronze, most likely. Not really opaque, but just a reasonably good tint on the windows. So I think that will help a lot.

MR. BONGIOVANNI: The natural light is nice, but I would rather, you know, tint a little heavier if it means helping with any light issues. I wouldn't want to have someone make a phone call in the middle of the night because someone left the light on.

MS. UHLE: Laura, is that enough for this meeting?

THE CHAIRPERSON: Yes. I think we're finished for the night.

MR. GROSSFELD: Good. Thank you very much.

THE CHAIRPERSON: We're moving along.

MR. BONGIOVANNI: Thank you, everyone.

/TAPL /TAPL thank you.

MR. SCIARETTA: Margaret? Hello?

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

I, DINA M. MORGAN, Court Reporter and
Notary Public within and for the County of
Westchester, State of New York, do hereby
certify:
That the above transcript was taken from
a videotape of a Zoom 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 30th day of October, 2020.

DINA M. MORGAN
Court Reporter

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