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1 platform that we're proposing to remove and
2 replace.

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

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1 portion. Above the existing garage doors,
2 again, because there is sort of a larger wall
3 here where the existing garage doors are, we're
4 proposing a covered roof there or shed roof
5 coming down with the same standing seam to tie
6 everything in. The existing bow window is to
7 receive a standing seam roof as well to match.
8 So I think there is a nice balance of all the
9 standing seam roofs tying into each other here
10 with the field behind it of brick.

11 One of the things that we had
12 considered was, that material of the brick in
13 matching the existing brick. We were playing
14 with grade tones here for the most part, and we
15 came up with an idea to whitewash the existing
16 brick on this project, which I'll show you some
17 inspiration photographs in a minute. Part of
18 it was because of the age of the brick and the
19 mortar joints and extending here, there was a
20 little bit of a concern with that, so our plan,
21 as mentioned, is to whitewash all of the
22 existing brick. Currently, down here the
23 foundation is currently painted white, but with
24 the whitewashing I think the goal here is to

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

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

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

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

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1 be a really nice job tying them all together.
2 Then in the rear here, you could see this is
3 the second story addition as well in here,
4 tying again the siding and the roof. The
5 chimney has to get extended up by code, again,
6 2 foot higher than the ridge. This, again,
7 would also be whitewashed.

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

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

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1 top we have architectural series Timberline
2 asphalt shingle in charcoal color there.

3 As we proceed forward, this house was
4 kind of the inspiration of the material here.
5 I think we're going a little bit lighter in the
6 siding up top. Again, this is the effect that
7 we're looking for as far as the whitewashing is
8 concerned. The roof for the main house is
9 going to be a Timberline architectural series
10 asphalt shingle. We chose the charcoal color.
11 I'm just noticing here that this wasn't carried
12 over in my notes here. This is going to be
13 charcoal roof. We have our siding in here,
14 which is a Georgia Pacific vinyl siding.
15 Again, just for the top portion here, we have
16 proposed mahogany double entry door. We have
17 one extra light on our elevation, but I believe
18 this is the door that we're going to go with.

19 As we move along, this is an example
20 of the standing seam roof in a dark bronze
21 color, which looks like this picture below. I
22 know it's a little hard to see up here. A
23 little effect on the panel, they're 18 inches
24 wide standing seam. This bracket here would be

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1 a support bracket for the roof above the garage
2 doors, and this would be stain that would match
3 the front entry door.

4 That pretty much concludes what we're
5 proposing tonight. I would be more than happy
6 to answer any questions you have.

7 THE CHAIRPERSON: So as far as the
8 whitewash goes, I know that it will help you to
9 match the brick, but you're still going to have
10 to work from something that is fairly close in
11 order to get the same thing at the end.

12 MR. HAYNES: We're going to propose
13 the same style brick, same size. Obviously,
14 the same bricks are going to be proposed here.
15 That application would be done afterwards,
16 painting on the white wash, this way all of the
17 brick work would then be consistent throughout.

18 THE CHAIRPERSON: You think that the
19 whitewash is going to make it match? If you're
20 starting out with two different things, you're
21 going to wind up with two different things.

22 MR. HAYNES: It's a little difficult
23 to present because, at the end of the day,
24 there's an application involved that's

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1 difficult to show on a photo here or through my
2 explanation, but there are different degrees of
3 how this could be painted. If we painted it
4 solid white, which could be on option, all of
5 the brick would be consistent solid white.
6 It's going to be a matter of the depth in which
7 they do this application and how close to pure
8 white they're going to achieve. If you could
9 see back in our proposed inspiration photo
10 here, this is more white than it is red,
11 so-to-speak. Again, the whitewashing does give
12 elements of depth to the painting, so you have
13 certain spots that are more white, certain
14 spots that a little bit more lighter in color
15 and darker in color. That's the look that we
16 were going. A simple solution could be
17 painting everything solid white. It wouldn't
18 look unattractive to do that. Maybe that's
19 what the Board would prefer to do. I,
20 personally, feel that I would rather see a
21 little bit more depth in the different tones of
22 the painting here, and that's what we're going
23 for. Ultimately, this is the look that we're
24 going to achieve. I don't really think that

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1 you're going to have a, you know, drastic
2 difference between the materials. I think it
3 will blend in.

4 THE CHAIRPERSON: Again --

5 MR. HAYNES: I'm sorry, I missed the
6 first part.

7 THE CHAIRPERSON: It's a matter of
8 texture as well. In that case, the whiter you
9 go, the more the texture difference will become
10 noticeable. You need to get as close as
11 possible on the brick.

12 MR. HAYNES: Absolutely. I don't
13 think that we're going to have a difficult time
14 matching the brick. I think the brick is
15 available, and I don't think we're going to
16 have a problem finding the brick. I think that
17 that's okay. It was just more maybe from the
18 fading of the brick over time and things, or,
19 like I said, the grout mortar color difference
20 was a concern. I think that that balance of
21 what we're proposing here is a good solution,
22 and I think it's an aesthetically attractive
23 solution. I prefer this look versus what is
24 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 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 grayish color that's existing, and then our proposed roof would come over here with our bracket. Again, the bracket tying into the door color. Ultimately, the goal would be to change the garage doors to match the front door, 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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process that you're going to use, is there any way you could do like a small mockup that we could take a look at?

MR. HAYNES: It would be difficult at this point because I know that the home owner doesn't have a contractor selected. I'm sure it could be done.

MS. NEMECEK: Is it specialist that does this?

MR. HAYNES: It is. The process is usually done by somebody who is capable of doing it. It's a more specialized approach than just painting. Obviously, this is my client's home, which it has to be done properly obviously. He takes very good of his property there. I'm not sure if you're familiar with the house or the actual owner, but he does everything, you know, to the utmost degree. Obviously, I'm going to supervising this as well. We wouldn't be satisfied with anything that wasn't the right product here.

As mentioned, the solution, if for whatever reason it didn't look good, could be painting everything white. Again, that's not

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our goal at this point in time. As I mentioned, I know it's difficult to understand what the finished product will be because every scenario is different, every house is different, all bricks are different, I understand. Again, we're very confident that we're going to achieve what we need here. As much as you want to see it, the owner wants to see it even more done properly.

MS. UHLE: I just wanted to say -- can you hear me okay?

MR. HAYNES: Yes, sure.

MS. UHLE: Hold on, I'm going to adjust my sound here. In my neighborhood, which is in Connecticut, a home did this just a month or so ago. It looks amazing. I was really surprised how nice it looks compared to the traditional dark red brick. They actually have a very similar siding color. They actually didn't do any additions or alterations, they just simply whitewashed that brick, and the house looks fantastic compared to what it did before. It's not something I've seen a lot, but any time I walk by it, I think,

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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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whitewashing most of the time, particularly with an existing house with a brick of that color, which I'm not wild about, I think that this is a fantastic solution to it, and I think it's going to look beautiful.

MR. MCINTYRE: I think we talked enough about that.

THE CHAIRPERSON: Yes. Go back to the main view, please. Just click through the elevations to make sure that we're okay with everything.

MS. NEMECEK: Is there going to be any lighting?

MR. HAYNES: Yes. They'll be down lights in here inside of the covering.

THE CHAIRMAN: It's just like a high hat kind of a thing?

MR. HAYNES: Correct.

THE CHAIRPERSON: No other exterior lighting by the garage or anywhere else?

MR. HAYNES: At this time, no, it's not being proposed.

THE CHAIRPERSON: Is there anything there now in the back, anywhere?

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MR. HAYNES: Well, the rear I think has lighting outside of the stair. I don't have a photo of the rear. So, actually, there is a light currently in the middle between, but we have to have our bracket come down in that location. Hold on. Am I showing it? We have a bracket in that location. We're going to follow through that rhythm between them. I think, if anything, we would probably just do, again, down lights to wash the walls a little bit similar to up here. The only place we could put it is here, but it would be asymmetrical. I really wouldn't prefer to have it here, I would prefer just to have down lighting basically in that overhang soffit.

THE CHAIRPERSON: Okay. So then I would like to make a motion to open the public hearing for Application 20-21.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor. (Aye)

THE CHAIRPERSON: Margaret, is there anyone here that wishes to comment?

MS. UHLE: People can use the raise

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1 hand feature and nobody is raising their hand.
2 So I don't think you have anyone that wants to
3 comment.

4 THE CHAIRPERSON: Okay. All right.
5 Then I think, board members, are we all okay
6 with going ahead sending this to the Planning
7 Board?

8 MR. MCINTYRE: Yes.

9 MS. NEMECEK: Yes.

10 THE CHAIRPERSON: So then I would like
11 to make a motion to pass Application 20-21, 7
12 Hubbard Circle, along to the Planning Board
13 with a recommendation for approval.

14 MR. GARCIA-BOU: Second.

15 THE CHAIRPERSON: All in favor.
16 (Aye)

17 THE CHAIRPERSON: Very good. Thank
18 you.

19 MR. HAYNES: Excellent. Thank you all
20 very much. Have a great weekend.

21 THE CHAIRPERSON: Good luck with the
22 new home.

23 MR. HAYNES: Thank you.

24 THE CHAIRPERSON: Next up on the
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1 agenda tonight is Application 19-45, 52 Ridge
2 Street.

3 MR. LIRIANO: I'm sorry, I think I got
4 placed on. I'm 1 Fernway.

5 MS. UHLE: The next one is 1 Fernway.

6 THE CHAIRPERSON: I thought 1 and 3
7 were -- okay, whatever. 1 Fernway, 20-20?

8 MS. UHLE: Yes, the second one on the
9 agenda. John, you're from 1 Fernway.

10 THE CHAIRPERSON: Next up on the
11 agenda then is 20-20, 1 Fernway. Welcome.

12 MR. LIRIANO: Good evening. Thank you
13 for having me. My name is Juan Liriano. I'm
14 the homeowner of 1 Fernway. Unfortunately, my
15 architect is unavailable for this meeting. I'm
16 going to attempt to share my screen, if that's
17 okay with you.

18 MS. UHLE: Sure.

19 MR. LIRIANO: Here is the proposed
20 elevation of the front bump out addition and
21 covered porch here. This is the front of the
22 house. I don't know if you can see my mouse
23 circling over it. This is the area that's
24 going to be coming out of the house. That's

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1 the front of it.

2 THE CHAIRPERSON: Is anyone else
3 seeing the shared screen?

4 MR. LUCA: No. Your screen is not
5 shared yet.

6 MR. LIRIANO: I'm sorry, give me one
7 second. It's not sharing yet, I'm sorry. Let
8 me try that again. Perfect. There we go.

9 This is the proposed elevation of the
10 front bump out here. I don't know if you could
11 see my mouse circling over it. It's going to
12 show also the covered porch here. This is a
13 front view of the house, and this is a side
14 view of the house. This section here of the
15 roof is going to be added out and coming out to
16 the front. This section here is the top floor
17 that's coming out, and this is just a side view
18 of the addition of the porch.

19 Here is a picture currently of the
20 front of my house. This is my house now from
21 the front. I'm sorry, this is not sharing.
22 I'm sorry about that. Okay, here we go. This
23 is the front of my house currently, what it
24 looks like. The entire house gets new siding,

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1 Certaineed Cedar Impressions 7 inch straight
2 edge in flagstone blue and gray. That's going
3 to look like -- that is going to have a look of
4 that color there. So the siding at the top of
5 the gable is the same manufacturer and color.
6 It's going to have a plank look to it. All
7 trim and columns are AZEK in color white.
8 Railings are simple baluster Timbertech in
9 color white. Vents PVC in color white.

10 Asphalt shingle roof GAF Timberline HDZ in
11 charcoal. That's going to be this. Sorry
12 about that. So that is the asphalt shingle GAF
13 Timberline HDZ in color charcoal. Then the
14 metal roof is standing seam in color Vermont
15 slate. The stone is going to be a natural
16 stone in thin cut New England fieldstone,
17 natural grays and blues with an occasional tan.

18 Those are the plans. Thank you.

19 MR. GARCIA-BOU: Can you go back to
20 the front elevation of the house?

21 MR. LIRIANO: Yes. Just a slight
22 delay from the screen changing.

23 MR. GARCIA-BOU: That's the new front
24 that I'm looking at?

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 2 MR. LIRIANO: Yes.
 3 MR. GARCIA-BOU: Is the rendering that
 4 you have of the existing?
 5 MR. LIRIANO: I'm sorry, which one?
 6 MR. GARCIA-BOU: The rendering that
 7 you have is of the existing house or the new
 8 elevation?
 9 MR. LUCA: There was no rendering. It
 10 was a photograph.
 11 MS. UHLE: Carlos, are you looking at
 12 1 Fernway.
 13 MR. GARCIA-BOU: 1 Fernway, yes.
 14 Okay, got it. Got it.
 15 THE CHAIRPERSON: On this rendering on
 16 this page here, A-2, the siding that is on the
 17 front elevation above the garage -- I don't see
 18 siding, so what's going to go there? By the
 19 triple windows there.
 20 MR. LIRIANO: We are going to do the
 21 siding. It's going to match the siding to the
 22 rest of the front of the house. I'm not sure
 23 why it's not on the design there. It's going
 24 to match the siding to the rest of the front of
 25 the house.

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 2 THE CHAIRPERSON: So that will
 3 continue all the way down?
 4 MR. LIRIANO: Yes.
 5 THE CHAIRPERSON: This looks like --
 6 not what you described. You said a plank, I
 7 think, before.
 8 MR. LUCA: I think in the gable.
 9 MR. LIRIANO: This is more like a
 10 cedar shake. Up here on the top, that's where
 11 the siding is going to differ. It's still
 12 going to be siding, but it's just going to be a
 13 different thing to just kind of tie into the
 14 gable.
 15 THE CHAIRPERSON: So that's a plank
 16 and the other is like a shake?
 17 MR. LIRIANO: Yes.
 18 THE CHAIRPERSON: And the rest of the
 19 house, essentially, will be like the shake?
 20 MR. LIRIANO: It's going to be more of
 21 like the straight siding on the sides. The
 22 front is going to be that cedar -- it's going
 23 to all match, it's going to be the same color,
 24 same manufacturer, but the front is going to be
 25 the Cedar Impressions, and then on the sides

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 2 it's going to be the straight edge on the sides
 3 and the back.
 4 THE CHAIRPERSON: On the gable?
 5 MR. LIRIANO: Yes.
 6 THE CHAIRPERSON: Okay.
 7 MR. LUCA: That's not the way the
 8 drawings are shown though. It's showing the
 9 entire house to be shake, other than the gable,
 10 if you look at the side elevations.
 11 MR. GARCIA-BOU: It shows shake
 12 everywhere.
 13 MR. LIRIANO: Yes. The shake is just
 14 going to be the front of the house, and both
 15 the sides and the rear it's going to be more
 16 straight just like the gable.
 17 THE CHAIRPERSON: Okay. So you have
 18 to make sure that they adjust that in the
 19 drawings.
 20 MR. LIRIANO: Okay.
 21 THE CHAIRPERSON: What type of a roof?
 22 It looks like there's a standing roof in a
 23 certain point; is that still there?
 24 MR. LIRIANO: If you're talking about
 25 this section here, it's going to be a whole new

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 2 roof that's put in, so it's all going to match
 3 when it's installed. We were originally -- the
 4 architect mentioned, are we going to do a whole
 5 new roof or just the front half. I didn't
 6 think it would look good just doing the front
 7 half of the roof, so I said let's do the whole
 8 roof new so it all ties in and looks better.
 9 THE CHAIRPERSON: But it says, new
 10 standing seam metal roof, snow guards.
 11 MR. LUCA: That's on the porch roof.
 12 MR. LIRIANO: I'm sorry, yes, that is
 13 going to be this. Give me one second.
 14 THE CHAIRPERSON: It also says it on
 15 the top of the --
 16 MR. GARCIA-BOU: On the elevation.
 17 MR. LIRIANO: It's above the porch and
 18 I think it's above the garage area as well.
 19 That is this. My screen is a little slow here,
 20 I apologize. That is going to be that color.
 21 So it's going to kind of blend into the color
 22 of the roof.
 23 THE CHAIRPERSON: Right, but it will
 24 appear in those two places?
 25 MR. LIRIANO: Yes.

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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

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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

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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

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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

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2 whole elevation off. You have to rearrange the
3 closets. Instead of having the clothing on the
4 exterior wall, you might have to do clothing on
5 two interior walls and put a full size window.

6 MR. LIRIANO: Okay.

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

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

13 THE CHAIRPERSON: But it's doable,
14 yes?

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

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

20 I would like to open up Application
21 20-20, 1 Fernway, for a public hearing.

22 MR. GARCIA-BOU: Second.

23 THE CHAIRPERSON: All in favor.
24 (Aye)

25 THE CHAIRPERSON: Margaret, is there
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2 anyone raising their hand.

3 MS. UHLE: No, there is not.

4 THE CHAIRPERSON: Okay. So then, do
5 we have any other comments from the Board
6 regarding this application? Is there anything
7 else that needs to be a little bit more clear?

8 Was this the home that I saw AC on the
9 side? I'm sorry, I may be confusing it with
10 another application. Do you currently have
11 central air?

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

15 THE CHAIRPERSON: It does?

16 MR. LIRIANO: Yes.

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

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

21 THE CHAIRPERSON: You have something
22 outside; right?

23 MR. LIRIANO: Yes, we do have
24 something outside. There were two locations we
25 were thinking about. We have a staircase on

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2 the side of our house, we could place either
3 the unit there so it's underneath the staircase
4 so it's not really visible to our neighbors and
5 to the front of house, and there is also
6 another side of the house where kind of the
7 octagon shape is kind of over here, which is
8 very far back, and it's pretty well out of
9 sight at that location as well. So we wanted
10 to kind of just -- we were discussing which
11 side we should place it just to be least
12 intrusive to our neighbors.

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

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

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

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

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2 side and the two lights. It does light up the
3 home very well.

4 MR. GARCIA-BOU: Okay.

5 THE CHAIRPERSON: I would like to make
6 just a few more comments on the drawings when
7 you do bring them to the Planning Board. You
8 do need to indicate where that air conditioning
9 unit is going to be going, the exterior one.

10 That's important. You do need to -- I don't
11 know, I find this page A-2 very confusing in
12 the fact that those elevations on the top, the
13 existing elevations, are like criss cross

14 matched up with all the different ones. Just
15 arrange those ones on the top in a better way.

16 MR. MCINTYRE: Yes, there is too much
17 on this sheet.

18 MR. LIRIANO: Okay.

19 THE CHAIRPERSON: It would be a lot
20 better if, you know, they were just above each
21 other. Like the two on the right were above
22 the two elevations on the right.

23 MR. MCINTYRE: They tried to put too
24 much on one page.

25 THE CHAIRPERSON: I had to draw arrows
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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.

MR. LIRIANO: Okay.

THE CHAIRPERSON: Margaret, this is
not a new construction, so it doesn't need the
street-scape; is that correct?

MS. UHLE: That's correct.

THE CHAIRPERSON: Okay. I'm not sure
if it was this or not -- oh, ok -- door trim to
corner match with side, style to be selected by
owner. You need to get that selected before
you go to the Planning Board, whatever that is,
because that's what you're coming here for.
Especially to the ARB. We're not looking to
get you hung up here, but ARB is looking for
how things look. So you can't be saying things
like, well, we're going to decide, leave it up
to the owner to decide, like that kind of
thing. You need to come with your
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.

So with that in mind, Margaret, could
you summarize the recommended changes and
adaptations?

MS. UHLE: Yes. Before I do that,
could you just -- I didn't hear what note you
had read with regard to be decided later, what
was that in reference to?

THE CHAIRPERSON: Okay. I don't know
if I can -- door trim to the right of the
garage.

MS. UHLE: So it's the door trim?

THE CHAIRPERSON: Yes. Then it says,
style to be determined by --

MR. GARCIA-BOU: Owner.

THE CHAIRPERSON: I think that's the
front door style. I'm not even sure. Whatever
it is, it needs to be --

MS. UHLE: Okay.

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MR. LUCA: I have another question
that's not shown on the drawings. The railing,
what type of railing is that? It's not called
it out. Is it wrought iron?

THE CHAIRPERSON: It says, composite
something railing system. If you look on the
left side elevation, there's a note.

MR. LUCA: Oh, so it's like an AZEK
railing.

MR. GARCIA-BOU: What we're looking
for, Margaret, is the front elevation on the
right says: Door trim to match with the side,
style to be selected by owner.

MS. UHLE: Okay. So the first comment
is to be more specific about that when you come
back to the Planning Board. A couple of these
will be repeats of what Laura just said. Make
sure that the proposed elevations actually
match and are consistent with what you're
proposing, especially with regard to the shakes
and the siding. Show similar divided lights in
all of the windows. It was recommended that
the triple window in the dining room be two
windows only. It was recommended that the two

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1 windows on the second floor above the dining
2 room be full size windows. You were asked to
3 show the AC condenser units on the site plan.
4 It was indicated that sheet A-2 is confusing,
5 so just have your architect organize that sheet
6 so that the existing and the proposed
7 elevations can be compared easier.

MR. LIRIANO: Okay.

MS. UHLE: I believe that was it.
Yes.

THE CHAIRPERSON: With that said, I
would like to make a motion to close the public
hearing for Application 20-20.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(Aye)

THE CHAIRPERSON: Then I would like to
make a motion to move Application 20-20 on to
the Planning Board with the aforementioned
recommendations.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(Aye)

THE CHAIRPERSON: Okay. Thank you,

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1 John. I know this is not what you do all the
2 time, so good job, good first job.

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

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

8 MR. LIRIANO: Thank you so much.

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

14 MS. UHLE: The next one is 52 Ridge.

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

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

20 THE CHAIRPERSON: Welcome. We see
21 you, John.

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

24 Good evening. My name is John

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1 Iannacito, I'm an architect, and I'm
2 representing Mrs. and Mrs. Spatoliatore, the
3 owners of the subject property.

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

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

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

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

22 MS. UHLE: We're not seeing it.

23 MR. MCINTYRE: We see your screen
24 saver.

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1 THE CHAIRPERSON: That's a lovely
2 flower.

3 MR. IANNACITO: How is that?

4 THE CHAIRPERSON: Very good.

5 MR. IANNACITO: Perfect. Okay. So
6 I'll start off with the plan here, the site
7 plan.

8 The scope of work includes the removal
9 of an existing overhead door at the basement
10 level at the front and the construction of a
11 new front entry porch. We're also proposing a
12 second story addition over the one story
13 portion at the rear of the property. We're
14 proposing to remove and re-frame the entire
15 roof over the principal structure, and
16 reconfiguration of the driveway and the
17 walkway.

18 So here's the proposed and existing
19 elevations. This is the existing front
20 elevation, and then the proposed front
21 elevation. So everything below the eave line
22 is exactly the same as what it was on the
23 previous application. What has changed is
24 everything above the eave.

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1 This is the proposed front elevation.
2 We went through a few options with the owner,
3 and this is the one that they really liked.
4 This is the right side elevation, existing and
5 proposed, showing the size of the shed dormers
6 at the rear and the front. Then the proposed
7 rear elevation, which above the roof line it's
8 the same configuration at the front. This is
9 the second story addition over the one story
10 portion. Then the left side elevation. Here's
11 a rendering of what the front elevation would
12 look like.

13 On the materials, pretty much the same
14 as what we had before, just the colors have
15 changed. The siding will be HardiePlank siding
16 in a Navajo beige finish. The existing brick
17 veneer will be painted and be a whitewash
18 finish. The roof surface will be an asphalt
19 shingle in a slate finish. The windows will be
20 vinyl clad in a white finish. The trim and
21 columns are painted AZEK in a white finish.
22 The railings will be composite in a white
23 finish. The shutters will be composite in a
24 black finish. The gutters and leaders will be

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2 aluminum in a white finish.

3 Then I have samples. This is the
4 HardiePlank color. The roof shingle is this
5 one up here, the slate finish. This is the
6 decking on the front porch. They wanted a Trex
7 decking at the front porch. This is just a
8 sample of a brick with a whitewash finish.
9 This is a sample of the AZEK.

10 THE CHAIRPERSON: Back to the
11 rendering, please.

12 MR. IANNACITO: Okay.

13 THE CHAIRPERSON: The gutters and
14 leaders.

15 MR. IANNACITO: They'll come down on
16 either side of the porch, and then here on top
17 of the porch or off to the side. This wraps
18 around, so the gutter is going to wrap all the
19 way around, so we could have the leaders come
20 off to the side here.

21 THE CHAIRPERSON: Okay. In white?

22 MR. IANNACITO: Yes, white.

23 MR. GARCIA-BOU: I have a question on
24 the third floor, the front elevation. Those
25 two windows -- just a question basically -- why

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2 did you decide not to put shutters on those?

3 MR. IANNACITO: We went back and
4 forth. We could put shutters up there. The
5 owner didn't want shutters up there, we could
6 put the shutters back.

7 MR. LUCA: It will look a lot nicer
8 with shutters on them.

9 MR. GARCIA-BOU: I really like the
10 elevation. I really like what you did to it,
11 the house. I think the shutters would --

12 MR. IANNACITO: We can add shutters
13 there.

14 THE CHAIRPERSON: It looks like one
15 side of the face doesn't have makeup on.

16 MR. IANNACITO: Okay.

17 MS. NEMECEK: Any lighting? Is that
18 going to be underneath the porch?

19 MR. IANNACITO: Yes. So they'll be
20 down lights on the porch. This is existing
21 door on the side, and I believe there is an
22 existing fixture at the side entry door.
23 That's really the only doors. There is no
24 exiting from the rear here. This was a
25 staircase that we're removing. There used to

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2 be a door here, and that's going to become a
3 window, so that staircase goes away. There is
4 a light fixture here, which I could put on the
5 elevation for the Planning Board.

6 MR. GARCIA-BOU: There will be a light
7 on the porch area; right?

8 MR. IANNACITO: Here?

9 MR. GARCIA-BOU: On the front.

10 MR. IANNACITO: The front porch will
11 all be underneath in the ceiling of the porch.

12 MR. GARCIA-BOU: Okay.

13 THE CHAIRPERSON: And basically the
14 non-usable garage is no longer; right?

15 MR. IANNACITO: Yes. This house will
16 not have a garage. The basement level is going
17 to become a playroom. Here is the proposed
18 basement. So the new front porch gets built in
19 front of the garage. That opening gets filled
20 up, and then this becomes a usable finished
21 basement.

22 THE CHAIRPERSON: Okay. Then the next
23 floor, just so I know what the windows are.

24 MR. IANNACITO: The main floor,
25 everything is existing. There's a living room

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2 here, kitchen, dining room, small powder room,
3 and then a family room back here. The only
4 real change is this door here is going to
5 become a window. No other windows on this
6 floor are being changed.

7 The second floor, there are two
8 existing bedrooms at the front of the house.
9 These two windows will remain existing. Then
10 on the rear elevation, there are a few new
11 windows on the addition, a new window in this
12 new bathroom here, and this bedroom here, I
13 guess it's like a bedroom sitting area, this
14 will have a double window for it to meet the
15 ventilation code, but we are changing that
16 window. I guess if we look at the side
17 elevation, that's the double window here. This
18 is new, this is existing, this is new.

19 THE CHAIRPERSON: Okay.

20 MR. IANNACITO: If we look at this,
21 these are all existing windows here. This is a
22 new window for the bathroom here, and a new
23 window at the rear for the addition.

24 THE CHAIRPERSON: So is there a third
25 floor?

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 2 MR. IANNACITO: Just storage. The
 3 only access up there is going to be a pull down
 4 stair.
 5 THE CHAIRPERSON: Okay. So the gables
 6 and dormers are kind of like really more for
 7 character than anything else?
 8 MR. IANNACITO: Yes, just decorative
 9 features instead of just having a sloping roof.
 10 THE CHAIRPERSON: Okay. Any other
 11 comments or questions?
 12 (No comments or questions.)
 13 THE CHAIRPERSON: John, is this house
 14 currently air conditioning wise central?
 15 MR. IANNACITO: We're putting new AC,
 16 and the two units are here on the side yard.
 17 THE CHAIRPERSON: Okay. Margaret,
 18 that's within where it's supposed to be, kind
 19 of setback and all that other stuff?
 20 MS. UHLE: Yes.
 21 THE CHAIRPERSON: I guess that's it.
 22 Anybody else have any questions?
 23 MR. MCINTYRE: No. Let's open up the
 24 public hearing.
 25 THE CHAIRPERSON: Okay. I would like

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 2 to make a motion to open up Application 19-45,
 3 52 Ridge Street, for a public hearing.
 4 MR. GARCIA-BOU: Second.
 5 THE CHAIRPERSON: All in favor.
 6 (Aye)
 7 THE CHAIRPERSON: Margaret, do we have
 8 anybody there?
 9 MS. UHLE: No, we do not.
 10 THE CHAIRPERSON: Okay. So I'm going
 11 to close the public hearing for Application
 12 19-45.
 13 MR. GARCIA-BOU: Second.
 14 THE CHAIRPERSON: All in favor.
 15 (Aye)
 16 MR. GARCIA-BOU: I have a question.
 17 Basically this addition is adding just a
 18 sitting room area; is it?
 19 MR. IANNACITO: As far as new living
 20 space, the garage is going to be converted to a
 21 playroom in the basement. On the second floor,
 22 it's adding the space back here behind the
 23 existing bedroom there's a new sitting area off
 24 a master suite. We are adding one additional
 25 bathroom on the second floor. We're basically

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 2 making a master suite on the second floor.
 3 Everything else is cosmetic. The attic is all
 4 storage.
 5 THE CHAIRPERSON: Can you bring the
 6 plans to the second floor?
 7 MR. IANNACITO: Sure. So here is the
 8 second floor. This is the new addition at the
 9 rear and the new bathroom. So from the hallway
 10 here, you enter into this space and this is all
 11 master suite back here. This is the existing
 12 hall bath and the two additional bedrooms in
 13 the front, existing bedrooms.
 14 THE CHAIRPERSON: Okay.
 15 MR. IANNACITO: This is the pull down
 16 stair right here.
 17 THE CHAIRPERSON: To access the
 18 storage upstairs?
 19 MR. IANNACITO: Yes.
 20 THE CHAIRPERSON: Okay. All right.
 21 So, Margaret, if you would summarize.
 22 MS. UHLE: Two comments: To add
 23 shutters to the second floor windows, and John
 24 indicated he would show the light fixture on
 25 the elevation.

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 2 MR. MCINTYRE: Third floor windows.
 3 MS. UHLE: The only windows that
 4 didn't have shutters.
 5 MR. IANNACITO: There's this one here
 6 in the corner here, but the shutter won't fit
 7 here.
 8 MS. UHLE: I'm sorry, the third floor
 9 windows on the front elevation. Sorry about
 10 that.
 11 THE CHAIRPERSON: What about the right
 12 side elevation, the third floor again?
 13 MR. IANNACITO: Up here?
 14 THE CHAIRPERSON: Yes. Would it fit
 15 there?
 16 MR. IANNACITO: We can put them up
 17 there too.
 18 MS. UHLE: Add shutters to all third
 19 floor windows.
 20 MR. IANNACITO: Let's see what we have
 21 on this side. We can add them here. We have
 22 these other windows here also. This one is
 23 really tight to the corner. It's also set
 24 further back.

25 THE CHAIRPERSON: So where possible,
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1 let's put it that way.

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

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

7 THE CHAIRPERSON: It's the face.

8 MR. IANNACITO: We'll add some
9 earrings.

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

14 MR. MCINTYRE: Second.

15 THE CHAIRPERSON: All in favor.
16 (Aye)

17 THE CHAIRPERSON: All right.

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

20 MR. MCINTYRE: See you John. Thank
21 you.

22 THE CHAIRPERSON: So Margaret --

23 MS. UHLE: The next one is Application
24 20-15, 23 Prospect Avenue.

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1 THE CHAIRPERSON: Hello.

2 MR. MAIORANO: Hello. How are you?
3 Good evening. My name is Adamo Maiorano -- you
4 could hear me; right?

5 THE CHAIRMAN: Yes, we can.

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

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

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

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

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

18 THE CHAIRPERSON: Are you sharing yet?

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

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

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1 living space, the bedrooms, bathrooms,
2 everything is mostly occupied on the first
3 floor, with the exception of the second floor
4 has a very small family room, bedroom, but
5 sloped ceilings and really not an occupiable
6 space. What we are proposing is an addition
7 basically over most of the footprint of the
8 home to convert the first floor to living
9 space, which is basically a great room, family
10 room and kitchen area, playroom, and then the
11 bedrooms and bathrooms will occupy the second
12 floor level addition that we're proposing, as
13 well as it being set back a little bit from the
14 street.

15 We did receive a zoning variance on
16 the project for the proximity. The existing
17 house is non-conforming, so we received a
18 variance for the front setback, the front
19 portico, the side yard setback, as well as the
20 proximity to the existing one story garage in
21 the rear.

22 I will go to the elevations. So
23 basically this is the front elevation. We're
24 going to do complete new finishes throughout.

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1 Basically, the first floor did receive, just a
2 couple of years ago, a full renovation to it.
3 The owners did a new kitchen, new finishes,
4 everything inside. So they're trying to limit
5 the amount of work to be done on the first
6 floor and trying to make most of the work be
7 done on the second floor. So what we're doing
8 is matching the windows on the first floor,
9 with the exception of the front window. If you
10 could see here on the existing elevation, it's
11 sort of off balance. There are four casement
12 windows on the right side and three on the
13 left, so we're going to add some symmetry to
14 the house with the addition, as well as the
15 windows on the first floor make three casement
16 windows on the right and three on the left, and
17 then the rest of the windows throughout will
18 match, double hung Andersen windows on the
19 second floor.

20 The finishes will be a vinyl gray.
21 It's a Harvard slate color. It's like a light
22 gray siding throughout the house. AZEK, fascia
23 and soffits, white aluminum gutters, and also
24 the trim will be AZEK as well. So it's like

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1 the corner piece of the AZEK quick corners, if
2 you could see it, and then the casement around
3 the windows. This is the style of the AZEK
4 J-casing with the aluminum style. That's
5 pretty much the idea of color of the siding
6 that they're going with.

7 I'll go back to the elevations. Other
8 than that, finishes with the railings, PVC
9 railing in the front, as well as the rear.
10 There's a balcony off the master bedroom, and
11 that will receive a PVC railing as well. Wall
12 light fixtures on the rear next to the Romeo
13 and Juliet balcony. There's no windows on the
14 bottom floor just because the proximity of the
15 garage is basically only a couple of feet just
16 away from the existing house. The front will
17 have a ceiling fixture and a new front portico,
18 which is AZEK Board on the front and AZEK
19 columns, and wall lights on either side of the
20 door as well. The platform is existing, you
21 could see it from the photo, but we're going to
22 put new stone veneer and blue stone treads
23 along that platform and new railings and build
24 a portico above that platform.

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1 We'll go to the street-scape. So on
2 the street-scape, really -- I don't know if you
3 went to the area -- the house as it exists now
4 is sort of almost out of place. So I think the
5 addition will better present itself in the
6 community and allow it to, you know, sort of
7 fit in better with the neighboring homes. You
8 could see it kind of resembles a little bit of
9 the house on the left-hand side, the picture is
10 of 21 Prospect Avenue. A few other houses in
11 the neighbor, 26 Prospect Avenue has very
12 similar characteristics to what we're
13 proposing, other than, as you can see, the
14 first front picture, the house as it exists
15 today is very much, I would say, out of place
16 kind of.

17 THE CHAIRPERSON: A little puny.

18 MR. MAIORANO: Exactly. From the
19 front, it's a very long -- as you could see
20 from the side elevation, it's a very long home
21 but narrow and, I would say, it's called almost
22 like a shotgun sort of style home. That pretty
23 much sums it up.

24 THE CHAIRPERSON: So now the windows
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1 on the front that you said were four and three,
2 are you actually just taking one of the windows
3 out?

4 MR. MAIORANO: Yes. So the window
5 on -- so right here, the four casement windows
6 here, we're taking that out and replacing it
7 with three. So there will be three on each
8 side of the front portico pretty much symmetric
9 to the windows above and the whole, you know,
10 gable above as well.

11 THE CHAIRPERSON: Okay.

12 MR. MAIORANO: So the right will match
13 the left. That's most of the changes to the
14 first floor, again, because they're trying to
15 limit how much work they do to the whole first
16 floor.

17 THE CHAIRPERSON: Did you consider
18 maybe some divided lights?

19 MR. MAIORANO: The one thing is,
20 again, they're trying not to change, you
21 know -- again, all the windows and everything
22 were replaced on the first floor, so we're
23 trying to match them on the second floor with
24 no divided light.

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1 THE CHAIRPERSON: Could you
2 conceivably add the grids to the ones that are
3 there already or no?

4 MR. MAIORANO: They're not that type
5 of window. I mean, it would be like clip on
6 sort of divided. We're also trying to keep it
7 within, you know, a certain budget for the
8 overall project as well.

9 THE CHAIRPERSON: At least they're all
10 consistent at this point.

11 MR. MAIORANO: Exactly.

12 THE CHAIRPERSON: They're not all
13 casement or double hung, but they're
14 consistently clean.

15 MR. MAIORANO: Exactly.

16 THE CHAIRPERSON: Could you zoom out a
17 little bit further so I could see all four
18 elevations on there?

19 MR. MAIORANO: Yes.

20 THE CHAIRPERSON: You could see where
21 that balcony kind of is almost on the garage.

22 MR. MAIORANO: Exactly. Because of
23 variance that we did receive, we're setting
24 back the addition on the second floor just a

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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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With that being said, I would like to make a motion to move Application 20-15 along to the Planning Board with a recommendation for approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(Aye)

MR. MAIORANO: Thank you very much.

THE CHAIRPERSON: Thank you and
goodnight.

Our next item on the agenda, number 5, Margaret, is application -- I'm sorry.

MS. UHLE: That's okay. Application 20-13, 10 Leewood Drive, the Troublesome Brook Pump Station. They have a pretty big team, so give them a minute to just get set up here.

THE CHAIRPERSON: Okay.

MR. GARCIA-BOU: I have to find those drawings. I don't think I have those drawings with me.

THE CHAIRPERSON: We'll see them up on the screen. What I would like to see also, Silvio, is your sketch.

MR. LUCA: I don't have that with me.

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THE CHAIRPERSON: They should have it.

MR. SCIARETTA: We do.

THE CHAIRPERSON: As a reference, we may want to refer back to it.

MR. SCIARETTA: No problem. So if I can begin, it's okay, Madam Chair?

THE CHAIRPERSON: Yes, absolutely.

MR. SCIARETTA: Good evening, Madam Chair, members of the ARB. My name is Lino Sciarretta, counsel for Suez. We were last here back in July for preliminary discussion regarding, I guess, getting some of your feedback with respect to this project. This project concerns the Troublesome Brook Pump Station on the corner of Leewood and Dale, which has been in operation since the 1930's.

The reason for this project is because the New York City DEP is changing -- well, they will be ceasing chlorination at the Kensico Dam Reservoir after December 2022. So what that means is, Suez now will have to disinfect the water at the pump station prior to it going out. So as a result, the pump station that's been there since the Thirties will be

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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 to 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 Bongiovanni 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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bullets fairly quickly. I don't want to go too deep into the weeds. Basically, the general consensus was that the ARB wanted us to revert back to more of the original design of the building, which was kind of reminiscent of the old building with some changes in some of the details and some of the proportions of the windows and such. So we obviously took that to heart, and we started to look at some of the detailing on the building.

So we'll start with the -- we replaced all the concrete masonry units that was for the wainscot, the base of the building, and we wound up using a cut stone veneer for the wainscot. Then we also went ahead and replaced the header courses for the windows with cast stone windowsills, and then the lintels above the windows. All of the windows now have the cast stone lintel and the sills and the two horizontal bands, one in the middle of the elevation and then one in the top are now all cast stones. Everything is either cast stone or a stone veneer for the wainscot.

We also took into consideration the

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concern about the overall flatness of the building, that they did not want the building to look as massive as it did. So what we did is, we broke up the plane of the front elevation into three distinct planes. So we set back the middle section of the bay, and so the two ends kind of pop out and the middle section is recessed about 2 feet or so.

One of the other comments that was made is that they wanted the entrance more pronounced, more distinct, so we went ahead and wrapped the stone veneer all around the entire front entrance, and then we put a fairly shallow overhang over that, about 4 feet deep or so. So that now identifies the entrance far more distinctly than before. As I had mentioned, the lintels are now above the doors and the windows are all cast stone.

The next thing we did, and I think this was kind of a big concern, the overall height of the building, you'll see downstream in the presentation that we have developed a couple of building sections that show the minimum required heights of the building. The

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1 good news is, that we have actually lowered the
2 building from 26.8 inches to 24 for the highest
3 part of the building. That's a significant
4 reduction in the overall height.

5 You can see the renderings there. You
6 could see it is a lower profile building than
7 before. You can kind of see the three distinct
8 planes. As you can see, we've got the windows
9 that are -- basically they're going to be a
10 painted window that's an aluminum Kawneer 1600
11 series window. It's a thermal 1 inch thick
12 insulating glass and thermally broken aluminum
13 frame. They are similar in appearance to the
14 original building as far as having a divided
15 sash to give it that, you know, kind of
16 industrial old world look. The doors, as you
17 can see, are going to be basically a painted
18 hollow mill. Basically, the doors, the door
19 frames, the window frames, all the coping and
20 trim will all be that kind of deep burgundy
21 color, which I think I prefer the deeper colors
22 like dark greens or blues or browns, or in this
23 case we chose burgundy, appropriate for the
24 overall building appearance.

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

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

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

19 MR. BONGIOVANNI: Okay.

20 MR. GROSSFELD: Do you have that, Joe?

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

24 Fred, what was the original building?

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1 The building was redone in the Nineties with
2 that --

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

5 MR. BONGIOVANNI: I forget what the
6 name is.

7 THE CHAIRPERSON: EIFS?

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

10 MR. GROSSFELD: Exterior facing
11 system.

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

15 THE CHAIRPERSON: We're not seeing
16 that.

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

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

21 MR. BONGIOVANNI: Let me stop sharing
22 and let me share again and see if this works.
23 How is that?

24 THE CHAIRPERSON: Okay.

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1 MR. BONGIOVANNI: This is the photo
2 from Leewood.

3 THE CHAIRPERSON: All right.

4 MR. GROSSFELD: You could see the
5 similarities with the proportions of the
6 windows, the stone base, the lintels over the
7 windows. We took some of those elements and
8 applied it to the new building.

9 THE CHAIRPERSON: Okay. By any
10 chance, do you have that sketch from Mr. Luca?

11 MR. BONGIOVANNI: Yes, I do. Give me
12 one minute again. This is the sketch. Let me
13 see if I could zoom in a little for you. How
14 is that?

15 MR. GARCIA-BOU: Good.

16 THE CHAIRPERSON: Okay.

17 MR. GROSSFELD: Mr. Luca, we did very
18 much appreciate your sketches that you had sent
19 us. I think they were very helpful.
20 Obviously, we didn't exactly duplicate what you
21 had there, but we sort of kept the sketches in
22 mind when we were developing this revised
23 presentation.

24 MR. BONGIOVANNI: The issue of bumping

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

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

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

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

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

6 MR. SCIARETTA: Thank you.

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

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

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

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1 the same size?

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

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

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

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

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

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

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

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

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

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

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1 they just going to be regular? I don't
2 remember your planting plan, I'm sorry.

3 MR. BONGIOVANNI: We have them. The
4 landscape architect is on the phone on the Zoom
5 call here. So, Tammy, I don't know if you
6 could jump in.

7 TAMMY: I do have some columnar trees
8 along the property, but majority of the trees,
9 especially on the north side, are full canopy
10 trees, they're not columnar.

11 MS. NEMECEK: I just wanted to make
12 sure because sometimes people throw in the
13 trees and they're not exactly columnar in
14 place. Thank you.

15 MS. TAMMY: You're welcome.

16 MR. BONGIOVANNI: I'm just going to
17 show you a couple more angles. This is from
18 Oakland. Basically we're three lots. Leewood,
19 Dale and Oakland are the streets we border. So
20 this is the view from Oakland. This is the
21 view from Dale at our driveway entrance.

22 THE CHAIRPERSON: This will be the
23 exit then, right?

24 MR. BONGIOVANNI: Correct. Normally.

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1 For the truck it will be the exit. For the
2 day-to-day visiting, this will be the entrance,
3 actually. The site gets visited about once a
4 day from an operator in a standard work truck.
5 They'll probably use this side. Then an aerial
6 view just so you could see the extent of the
7 driveway.

8 MS. NEMECEK: Are there going to be
9 any parking spaces too, I mean, because there
10 are going to be people in here, or is it just
11 going to accommodate the truck?

12 MR. BONGIOVANNI: It's mostly for the
13 truck. We have a long driveway, so parking
14 will be along the driveway. Like I mentioned,
15 the daily operations is really one person a day
16 for an hour or so to check on things. It
17 really is an unmanned station for the most
18 part.

19 Then finally, a close up of the front.

20 MR. GARCIA-BOU: Are there going to be
21 any exterior mechanical units on the property?

22 MR. BONGIOVANNI: Very little. If we
23 go back to this view, I have a small compressor
24 outside here. There are only going to be two

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1 rooms that are conditioned spaces in the
2 building. The air handlers will be inside the
3 building, they will not be on the roof. The
4 only thing that will be on the roof are some
5 exhaust fans. We didn't show them. They'll be
6 pretty much out of sight because of the
7 parapet. There's another compressor unit back
8 here -- I can't quite see if it's shown or
9 not -- for the other room that has air
10 conditioning. These will be very small units.
11 The only other thing of note is Con Edison's
12 transformer. We're going to need a
13 transformer. We kind of set it back on the
14 property and screened it a bit. That's the
15 only other utility that's above grade.

16 MR. GARCIA-BOU: Are you going to have
17 a gate at the entrance and exit at this
18 property?

19 MR. BONGIOVANNI: Yes, there will be
20 electronic gates, card readers for the
21 operators to enter.

22 MR. LUCA: I have a question. This is
23 a good rendering, but it's not accurate at all
24 because it doesn't sit on 10 acres of, you

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1 know, forest. There's literally a house right
2 behind this. You should redo this and actually
3 show the street on the left-hand side, the home
4 behind it, so other than the Board, the mass
5 media really knows the scale of this building.

6 MR. BONGIOVANNI: Yes, we actually are
7 doing that.

8 MR. GROSSFELD: Yes.

9 MR. BONGIOVANNI: Fred, I have this
10 slide as well you could talk about.

11 MR. GROSSFELD: Yes. This is just the
12 materials of construction for the exterior of
13 the building. Obviously, I mentioned it
14 before, the red brick. Again, we haven't
15 selected the final brick yet, but, obviously,
16 it's going to be in kind of the red hues
17 family. The gray stone veneer -- let me just
18 double check -- will come from Eldorado stone,
19 and we're looking at two options on that, but
20 it's going to be a cut stone, dimensional
21 stone. It's going to be a veneer, it's not
22 going to be a full load bearing stone. We're
23 looking at two scenarios or two options on
24 that. The cast stone lintels and sills,

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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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quoins actually.

MR. GROSSFELD: That's been an ongoing battle internally with us. I was asked to show the quoins.

MR. LUCA: I think it would look better without the quoins, to be honest.

MR. GROSSFELD: I, personally, agree with that.

THE CHAIRMAN: I do also. That's why I was leaning towards the other little doodads that he had suggested. Can you actually show this without the quoins?

MR. GROSSFELD: Yes, very easily. The other option is, we made the quoins the stone veneer, but there is no reason why we couldn't make them brick quoins. It still gives you a little bit of texture and a little bit of, you know, shadowing, but it would be brick and it would be a lot less, you know, noticeable obviously.

MS. NEMECEK: That may be better because it give you that texture without giving you that break up of brick.

MR. GROSSFELD: It will make the

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building a little less busy, in other words.

Those would be changed to brick quoins, and I think it will accomplish what we need to accomplish. That's a very, very easy fix.

MR. BONGIOVANNI: I have just a couple of slides. There was a request to look at a general section through the building to get an idea of, you know, why the heights are the heights. Really what's generating that, what's making us have the building at the elevation it is, there's a tank room here. The tallest tank in that room is 17 feet tall. We do have the tank room recessed 4 feet. That basically functions as a containment area as well. There is 4 feet above the tank. This is the actual tank room cross section. The way this tank is filled, it's filled from the outside of the building. Again, this is a salt tank, the salt is actually blown into the tank, so we have fill piping that kind of swoops into the top of the tank. There are also some vents and overflow piping that we have in here, similar to some of the other tanks as well, vent, piping, and other things above the tank.

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

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

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

19 MR. BONGIOVANNI: This one?

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

23 MR. BONGIOVANNI: Let me pull that up.
24 We had a lot of different renderings.

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1 THE CHAIRPERSON: More like straight
2 on from Dale Road.

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

7 THE CHAIRPERSON: Is it number 13
8 there?

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

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

15 MR. BONGIOVANNI: Okay.

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

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1 mound.

2 THE CHAIRPERSON: That grass over
3 there is much steeper than the way it's
4 rendered on this now. I remember trying to
5 take a picture through the fence there and
6 having to climb up the hill essentially.

7 MR. BONGIOVANNI: Actually, what
8 you're looking at it is the proposed grading.
9 We actually are lowering the grade in this area
10 1 to 2 feet. One of the variances we're going
11 for is a driveway slope. We exceed the maximum
12 slope for the zone. We've tried to cut it down
13 as much as possible to help with that. We
14 still don't quite get there, but that's,
15 perhaps, why it looks a little flatter than it
16 does in real life. This rendering should have
17 the topography in it. I'll have to check on
18 the landscaping to make sure we're not missing
19 any plantings out here.

20 MS. NEMECEK: It just looks like a lot
21 of empty space.

22 TAMMY: There are proposed trees along
23 Dale that are not shown in the rendering.
24 There is a need for open lawn from the

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1 landscape bed that is on the perimeter fence
2 because of underground piping. There's just,
3 for lack of a better reference, strategic
4 placement of the trees to be able to
5 accommodate the underground utilities.

6 MR. BONGIOVANNI: I'm going to just
7 pull that landscape plan back up again.

8 TAMMY: You're missing the Dogwoods
9 and the Maple to the drive on Dale.

10 MR. BONGIOVANNI: I think these are
11 missing. There's a fair amount of underground
12 piping in this area. Our storm water detention
13 basin is in this area as well. We are a bit
14 limited on where we could plants of any size
15 especially.

16 THE CHAIRPERSON: But it looks like
17 they're missing from the rendering.

18 MR. BONGIOVANNI: They are. These two
19 seem to be missing from the rendering.

20 MR. GROSSFELD: We can go ahead and
21 add those pretty quickly.

22 THE CHAIRPERSON: What I would like to
23 see is without the quoins.

24 MR. GROSSFELD: We could take those

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1 off.

2 THE CHAIRPERSON: If you could
3 actually show that, that would be great.

4 MR. LUCA: I don't think you could do
5 that right now.

6 MR. GROSSFELD: No, I can't do that
7 right now.

8 MS. UHLE: Are you interested in the
9 other facades as well, you know, looking at
10 those in a little more detail? I know they are
11 side and rear facades, but I want to make sure
12 you don't overlook those.

13 MR. LUCA: They face the neighbors, we
14 should look at it.

15 MS. UHLE: Yes.

16 MR. BONGIOVANNI: This is the Dale
17 side. This side of the building is our
18 generator room, where our emergency generator
19 will be. Because of noise attenuation
20 requirements, we don't have any windows in here
21 and really very little penetrations at all, and
22 that's intentional.

23 THE CHAIRPERSON: It's the bunker.

24 MR. BONGIOVANNI: Yes. We did talk

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1 about, you know, some faux fenestration, you
2 know, with the brick up front. We actually
3 talked about that at the last board meeting.

4 We decided not to put it in. Again, that's one
5 of those things, we thought it might look too
6 busy. Let me just pull up a different view.
7 We don't have any brick work here for that
8 room. That's something we could do if it was
9 desired, that would not be a big deal.

10 THE CHAIRPERSON: I think getting rid
11 of the quoins would be helpful, that's all. I
12 don't think you need any more extra
13 gobbledygook.

14 MR. BONGIOVANNI: Okay.

15 MR. GROSSFELD: Do you want us to
16 change them to brick, or do you want to just
17 completely eliminate them all together?

18 MS. NEMECEK: Could you show us both
19 so we could just take a look, without any
20 quoins and then with the brick quoin?

21 MR. GROSSFELD: Okay.

22 THE CHAIRPERSON: I really like the
23 cast stone around the windows and the doors.
24 It really helps. The stone water table also,

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1 that looks very nice. I didn't even remember
2 the windows and doors were burgundy before, but
3 it looks good.

4 Do you have an elevation on the other
5 side, not Dale, the opposite?

6 MR. BONGIOVANNI: We have the
7 renderings from the street.

8 THE CHAIRPERSON: Okay.

9 MR. BONGIOVANNI: I don't have
10 anything up close on that side. I don't have
11 the windows on that side.

12 THE CHAIRPERSON: That side there's no
13 house on that corner there?

14 MR. BONGIOVANNI: No.

15 MS. UHLE: How about the rear
16 elevation?

17 MR. BONGIOVANNI: This one?

18 MS. UHLE: No, the rear.

19 MR. BONGIOVANNI: We did not render
20 the rear side. We could certainly do that.

21 MR. GROSSFELD: It's going to be
22 similar to the front elevation because we will
23 have windows. The upper windows will appear on
24 the back side of the building, the rear side.

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1 MR. BONGIOVANNI: The back side is
2 flat. There is no change in.

3 MS. UHLE: I really think you should
4 show all four elevations.

5 MR. BONGIOVANNI: Okay. I don't know
6 if there is any other slide you want to focus
7 in on. I'll go back to the front elevation for
8 now.

9 MS. UHLE: I just have a question.
10 How high is your parapet?

11 MR. GROSSFELD: It's 24 feet. So
12 we're down 2 foot 8 from where we were before.
13 It's a 3 foot 6 high parapet, so it will screen
14 the -- it will do a good job screening the
15 exhaust fans that are on the roof.

16 THE CHAIRPERSON: I don't think there
17 is anything looking down on that building
18 anyway from anywhere. Unless you're a bird,
19 you won't be able to see anything.

20 Are those actual plants out there or
21 are they just like kind of random stuff planted
22 there?

23 MR. GROSSFELD: There is landscaping
24 there. I don't know if the species that we

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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 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. 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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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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version.

MR. MCINTYRE: Right. So, yes, the brick is not a true sort of engineered brick, it's got a little bit more of a sort of textured edge to it. So I think with eliminating the cast quoins and stepping it out, I think that can only enhance the front elevation.

MR. GROSSFELD: If we show the brick quoins, we'll pull them out 1 inch from the main surface of the brick, and I think that will create some shadow lines. It will give it a little bit more three dimensionality, and I think that will help.

MR. BONGIOVANNI: Also, I guess you were referring to the brick itself as far as it being a bit more textured.

MR. MCINTYRE: Yes. I think in this elevation -- you know, I like the brick, if this is kind of the brick that you're looking for. I think this sort of creates an aura of something that was there as opposed to something that we're building brand new. It's not a sort of starkly sharp, you know, cut edge

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engineering.

MR. GROSSFELD: This has softer corners. It's not perfect dimensionally. There are some imperfections. That's what we were kind of looking for, a more traditional, you know, old industrial type of brick.

MR. LUCA: With a brick like that, the rake joint will look nicer too. It will look more --

MR. MCINTYRE: Authentic.

MR. LUCA: Now that I'm looking at this elevation, you might want to consider the double door and the single door that's to the far left, because the window head elevation on the far left window --

MR. GROSSFELD: Yes, I see that.

MR. LUCA: -- Is about, I don't know, 12 inches higher than the door.

MR. GROSSFELD: That's correct.

MR. LUCA: Maybe putting a glass transom over those sets of doors so they line up, the sills line up.

MR. GROSSFELD: I like that.

MR. LUCA: Also, a glass transom will

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kind of bring it back to on older era as well.

Just like one light high, four wide.

MR. GROSSFELD: So all the openings are all 8 feet instead of --

MR. LUCA: I'm saying that because the window is so much higher in the two story space where the tank is.

THE CHAIRPERSON: Yes, that would look better. Kind of even out the --

MR. LUCA: If you go to the front elevation, you'll notice it more.

MR. GROSSFELD: Okay.

MS. UHLE: I like that idea.

THE CHAIRPERSON: On the mechanical drawing that you showed us before -- you don't have to go there -- there was the place where the salt comes in. Where on the exterior of the building is that entrance, the hole, for lack of a better word?

MR. LUCA: Would it be above that window, the second story window, to the far left? It almost looks like it's in that section. It's 4 feet lower than the bottom of the truck.

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THE CHAIRPERSON: Joseph, I think you're muted. I don't know if you're speaking.

MR. BONGIOVANNI: Yes, sorry about that. There will be a fill pipe that juts out of the chemical room. We haven't located it yet. It will be an easy height for the truck driver to get to. It will be on the low side.

THE CHAIRPERSON: Will it be on this elevation? I couldn't figure out, according to the thing, like where that came in.

MR. BONGIOVANNI: He's going to pull right in here. It could be on the side, that is an option. Like I said, we have not located the fill pipe yet.

THE CHAIRPERSON: Okay.

MR. BONGIOVANNI: I don't see any reason why it couldn't be on this side, if that was a preference. We could keep it low. The landscaping might block it. I don't think that's an issue. He's just running a hose or small piece of pipe to it. It's six times a year, we're talking about, this happens, so it's not that frequent. I'll make a note of that, just to at least keep the fill pipe in a

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discrete location.

THE CHAIRPERSON: In my head, I thought it was on the side there, but that was just how I was reading it, and I wasn't really sure where it was coming in.

MR. BONGIOVANNI: Alternately, as I'm thinking about it, that door, the single man door there, does lead into the chemical room. We could probably put something inside the doorway so he opens the door and there's a connection inside the building as well. That might work out. Like I said, it's six times a year he's there.

THE CHAIRPERSON: To me it looked like it was at a very high height wherever it was.

MR. BONGIOVANNI: Yes. It does go into the top of the tank. It's pneumatically blown in with compressed air. So the pipe would travel up the side of the tank in this case and dump in on the top. That's how the salt is delivered.

THE CHAIRPERSON: Okay.

MR. BONGIOVANNI: Worse case scenario, there would be a small pipe coming out of the

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lower portion of the building.

THE CHAIRPERSON: Okay.

MS. NEMECEK: Is that why that cement block is to the left of the single door, that small cement --

MR. BONGIOVANNI: No. That represents a compressor. It's a small HVAC unit.

THE CHAIRPERSON: Is that existing or is that something that could be like put on the side?

MR. BONGIOVANNI: This could be put anywhere. This could be put on the side, get it out of the front. The room it conditions is here, just beyond this double door. We put it there as the closest point.

THE CHAIRPERSON: Could you put it on the opposite elevation?

MR. BONGIOVANNI: We could put it -- I don't know if we could put it all the way in the rear, but we probably could put it on the side here.

MR. LUCA: It's an AC condenser, is that what you said it was?

MR. BONGIOVANNI: Yes, for this room.

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This room has an air handler inside.

MR. LUCA: Why don't you just put it on the roof?

MR. BONGIOVANNI: We could put it on the roof. We were generally avoiding things on the roof for maintenance reasons as much as possible. We could get it out of the way and put it on the roof. It's not very big at all. We're not talking about a large unit.

THE CHAIRPERSON: Any other questions and/or comments, guys?

MS. UHLE: Laura, I don't think anyone is here, but do you want to open the public hearing? I think it was noticed as a public hearing.

THE CHAIRPERSON: Okay. So I would like to open up Application -- the number, I'm -- 20-13 for a public hearing, I would like to make a motion.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(Aye)

THE CHAIRPERSON: Is there anyone here, raise your hand.

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MS. UHLE: No, there is nobody here.

THE CHAIRPERSON: Nobody here. Put your hand down. I would like to make a motion -- well, actually, Margaret, should I just leave it open?

MS. UHLE: Yes, you should leave it open, yes.

THE CHAIRPERSON: Maybe it was open.

MS. UHLE: It wasn't noticed

previously. It was noticed for this meeting.

THE CHAIRPERSON: All right. So where do we go from here, Margaret?

MS. UHLE: I'm sure the applicant has been taking notes, but I have too. I think they will return to you in October with some of the revisions and additional information that you've recommended or suggested. Would you like me to go through the list or just to coordinate with the applicant?

THE CHAIRPERSON: Review the list, that would be good.

MS. UHLE: Okay. We talked about providing two different options; one showing the elevation without quoins and one showing

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brick quoins. It sounds like the preference was for the brick quoins, but if you could show it without quoins at all as well. Show the building in context of the adjacent properties, the two residential properties that are immediately adjacent. Silvio recommended putting glass transoms over the doors so that they align with the window on the left side of the front elevation. You recommended putting the HVAC condenser units either on the side of the building where it's less visible or possible on the roof of the building. If you could show all four elevations, because I really think even they're going to be simple, you really need to look at all four elevations and just make sure you feel comfortable with that.

One thing I wanted to ask you, did you have an issues or questions or concerns or did you want to look at alternatives with regard to the driveway treatment? That kind of keeps coming up, and I want to give the applicant some direction as far as that is concerned in terms of materials.

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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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2 be occupancy sensors.

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

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

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

11 Not everyone likes that set up in an
12 industrial facility.

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

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

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

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

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

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

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

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

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

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

20 MR. GROSSFELD: Good. Thank you very
21 much.

22 THE CHAIRPERSON: We're moving along.

23 MR. BONGIOVANNI: Thank you, everyone
24 /TAPL /TAPL thank you.

25 MR. SCIARETTA: Margaret? Hello?

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2 MS. UHLE: Hi, Lino.

3 MR. SCIARETTA: Can you hear me?

4 MS. UHLE: Yes.

5 MR. SCIARETTA: Just a point of
6 procedure. In terms of the public hearing,
7 will this be continued to the October meeting?
8 MS. UHLE: Yes, it will. So it will
9 be carried on the agenda as a public hearing at
10 the October meeting, yes.

11 MR. SCIARETTA: I just want to make
12 sure so we didn't have to re-notice, that's
13 all.

14 MS. UHLE: No, you do not.

15 MR. SCIARETTA: Thank you very much.
16 Enjoy the Labor Day weekend.

17 THE CHAIRPERSON: You too. Thank you.
18 So, Margaret, we're all set. I would
19 like to make a motion to close the ARB meeting
20 of September 3rd, 2020.

21 MR. GARCIA-BOU: Second.

22 THE CHAIRPERSON: All in favor.
23 (Aye)

24 THE CHAIRPERSON: We're all set. Any
25 comments or closing remarks?

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1 EASTCHESTER ARB - 9/3/2020

2 MR. MCINTYRE: Have a nice weekend.

3 THE CHAIRPERSON: Bye, everybody.

4

5 (MEETING ADJOURNED.)

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DINA M. MORGAN, REPORTER

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

11 That the above transcript was taken from
12 a videotape of a Zoom hearing. I was not
13 present for such hearing. The videotape was
14 taken and transcribed by me to the best of my
15 ability.

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 30th day of October, 2020.

25

Dina M. Morgan
DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEET

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DINA M. MORGAN, REPORTER