

TOWN CLERK
EASTCHESTER, N.Y.

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

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SEPTEMBER 5, 2019

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

BOARD MEMBERS IN ATTENDANCE:

ENDA MCINTYRE, ACTING CHAIRMAN
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
CAROL PINTO, SECRETARY

TOWN OF
Building and Planning Department

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

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1 EASTCHESTER ARB - 9/5/19
2 make a motion to approve meeting minutes dated
3 June 6th, which Carlos, Silvio, and Laura were
4 attendees. Does anybody have any comments with
5 regard to those meeting meetings?

6 MR. GARCIA-BOU: None.

7 THE CHAIRMAN: Okay. That being the
8 case --

9 MS. UHLE: I thought everyone attended
10 that meeting.

11 THE CHAIRMAN: Yes. I'm sorry. I was
12 looking at the May 2nd. June 6th; Laura,
13 myself, Carlos, Jennifer, and Silvio. Yes, the
14 three of us were there.

15 Does anybody have any comments
16 regarding anything you reread in those minutes?

17 MR. GARCIA-BOU: No.

18 MS. NEMECEK: No.

19 THE CHAIRMAN: Then I would like to
20 make a motion to approve the meeting minutes of
21 the June 6th ARB meeting. All in favor.

22 (All aye.)

23 THE CHAIRMAN: Okay. Good. So that
24 leaves just the May 2nd to be carried forward.

25 MS. UHLE: That's correct.

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1 THE CHAIRMAN: I would like to have
2 the roll called, please, for the September 5th
3 Architectural Review Board meeting.

4 MS. UHLE: Okay. I can do that.

5 Carlos Garcia-Bou.

6 MR. GARCIA-BOU: Here.

7 MS. UHLE: Enda McIntyre.

8 THE CHAIRMAN: Here.

9 MS. UHLE: Jennifer Nemecek.

10 MS. NEMECEK: Here.

11 MS. UHLE: Laura Raffiani and Silvio
12 Luca were not able to attend the meeting
13 tonight, so Mr. McIntyre will be chairing the
14 meeting.

15 THE CHAIRMAN: Okay. Pledge of
16 Allegiance.

17 (Whereupon the Pledge of Allegiance
18 was said.)

19 THE CHAIRMAN: The first item of
20 business is -- do we have a quorum her to
21 review some of the older meeting minutes?

22 MS. UHLE: You can approve the
23 June 6th meeting transcript, not the May 2nd.

24 THE CHAIRMAN: Okay. I would like to

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1 THE CHAIRMAN: Okay. We have a
2 stacked agenda this evening, so we'll start off
3 with Application 19-19 located at 157
4 Montgomery Avenue. It's a return application.

5 MR. MAIORANO: Good evening, board
6 members. My name is Adamo Maiorano from
7 Community Designs and Engineering. On behalf
8 of the owner and applicant, Michael DeSisto, we
9 are proposing site alterations to 157
10 Montgomery Avenue.

11 Basically just to summarize where we
12 left off at our previous meeting back in June,
13 our intended goal is to clean up and restore
14 the existing non-conforming construction yard,
15 which is also improved with a multifamily
16 dwelling. The site is located in a general
17 business zone. In an effort to do so,
18 ultimately what we are proposing are four
19 storage container units. These are intended to
20 store construction material inside an enclosed
21 structure. This will also replace an existing,
22 non-permitted shed that will be, in fact,
23 removed from the site. Specific to our
24 previous meeting, additional neighboring
25

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1 concerns have been discussed about screening
2 trash. We are proposing additional landscape
3 screening toward the rear of the property
4 between the existing stone wall and the
5 neighboring picket fence. Additionally, we are
6 proposing landscaping along Montgomery Avenue,
7 that will help screen the front porch that is
8 occupied by the tenants of the multifamily
9 dwelling. The applicant is well aware of the
10 maintenance and trash concerns. Although there
11 is no way for me to specifically enforce this,
12 there is a trash enclosure that is located in
13 the rear of the dwelling adjacent to the
14 construction yard gate, and there is also a
15 recycled trash area that is located along
16 Dunwoodie Street, which is off of the property
17 in the town right-of-way. This is enclosed by
18 a wood picket fence. The trash is basically
19 intended to be put out during sanitation days
20 and removed the same day thereafter.

21 Lastly, this is not included in this
22 packet but included in the Planning Board
23 packet if approved to do so, the applicant is
24 going to restore and replace the existing green

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1 slotted gate to the construction yard with a
2 neutral color gray to help bring it more into
3 the residential area, as well as paint the
4 remaining stockade fence the same neutral gray
5 so it all sort of matches and is kind of
6 consistent.
7

8 Lastly, they're going to also repave
9 that front portion of the entrance to the
10 construction yard as well.

11 I think that's pretty much it on the
12 additional items.

13 THE CHAIRMAN: Okay. So just to sort
14 of circle back, what's not included as part of
15 this revised submission is any sort of upgrades
16 associated with replacing, re-painting and
17 upgrading of the fence and the gate around the
18 entire property specifically at the front?

19 MR. MAIORANO: This area here along
20 Dunwoodie Street. Everywhere else is blocked
21 by screening landscaping.

22 THE CHAIRMAN: But this was the prior
23 submission; right?

24 MR. MAIORANO: The prior submission
25 didn't have any changes to that gate area.

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1 THE CHAIRMAN: The pictures that
2 you're referring to were part of the prior
3 submission?
4

5 MR. MAIORANO: Yes.

6 THE CHAIRMAN: Okay. Is there any
7 upgrades contemplated with regard to the
8 dumpster and, you know, the sort of contiguous
9 appearance of all of those sort of elements
10 that will continue to exist as part of the
11 front and sort of primary elevation of the
12 yard?

13 MR. MAIORANO: The dumpster located in
14 the actual construction yard?

15 MS. UHLE: Are you talking about the
16 trash enclosure?

17 THE CHAIRMAN: The trash enclosure.

18 MS. UHLE: The trash enclosure, which
19 I think you said you would paint it to match
20 the gate.

21 MR. MAIORANO: Yes, we would paint it
22 to match everything.

23 THE CHAIRMAN: So what's not included
24 but you're proposing to incorporate into a
25 future application -- assuming the Planning

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1 Board -- is the replacement of the gate, the
2 re-painting of the fence --

3 MR. MAIORANO: That trash enclosure,
4 yes, because some of it is picket and some of
5 it is chain link with the green slotted fence.
6

7 MS. UHLE: Adamo, you're going to
8 remove the chain link that has the green slats
9 and put in --

10 MR. MAIORANO: Yes, gray slats.

11 THE CHAIRMAN: Okay.

12 MR. GARCIA-BOU: My understanding, by
13 you adding this enclosure, you're going not to
14 have any trash containers on the property
15 lines?

16 MR. MAIORANO: It shouldn't be left
17 outside. It should be all designated in those
18 area, and obviously on sanitation days be
19 brought out and be brought back in the same
20 day. The concern with the neighbors is at
21 times stuff was sort of left out by the street
22 and scattered amongst the property. So they're
23 going to do a better job of maintaining that
24 condition.

25 MR. GARCIA-BOU: I have a question.

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1 With regards to the storage containers for
2 storage of the construction material, you do
3 have a designated area there for storage; what
4 is that for?

5 MR. MAIORANO: It's existing now.
6 This area here?

7 MR. GARCIA-BOU: Yes.

8 MR. MAIORANO: It has to be conforming
9 to the setbacks. Most of the stuff is going to
10 be also right here, which has the best sort of
11 blockage of neighboring view because of the
12 units here and screening here. There's a
13 retaining wall around this whole portion, and
14 the units will block that as well.

15 MS. UHLE: Can I say a couple of
16 things?

17 THE CHAIRMAN: Absolutely. Yes.

18 MS. UHLE: I think this is a
19 complicated application for the ARB because, in
20 all honesty, there's not a lot for you to
21 review. It is a legal non-conforming
22 contractor's yard, so the use can continue. I
23 know from reading the transcript from last
24 month, there was a lot of emphasis on the

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1 maintenance, and that's obviously what a lot of
2 residents were concerned about. I think the
3 applicants have been very responsive to that
4 over the past year or so that we've been
5 working with them.

6 Unfortunately, with regard to property
7 maintenance issues, that's going to continue to
8 be a code enforcement issue. There's no way
9 that a Board could really mandate that.

10 Also, because it's a legal
11 non-conforming use, they would not be able to
12 build a permanent structure on the site, that
13 would be an intensification of the use. So we
14 just wanted to work with them to allow them to
15 keep a storage container, or two or three or
16 four, and trying to work with them and with
17 their architect to just better organize it so
18 that even though it's never going look
19 pristine, that it looks more like a
20 contractor's yard than a junk yard.

21 I do think that the applicant tried to
22 be very responsive to your comments to the
23 extent that they could. I still want to work
24 with them with regard to, for example, the

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1 proposed landscape screening. I just want to
2 make sure that whatever is proposed is feasible
3 and it's effective. I don't want something
4 just proposed so that it gets planted but it
5 doesn't really fulfill any of the objectives.

6 The areas to the rear of the building are
7 especially difficult and problematic, so I
8 really want to look into those plant materials.

9 With regard to the proposed planting in the
10 front, again, I think that was a good effort to
11 make some improvements to the overall image
12 from the street. I don't think it's fair to
13 block people in with arborvitaes, though, so I
14 would propose something a little bit different.
15 I do appreciate the attempt to do that.

16 With regard to the trash, again, sort
17 of an enforcement issue, and I'm not sure if
18 people are aware that if the trash is left
19 outside of the dumpster area or if cans are
20 there on days that pick up isn't available, you
21 can call the Highway Department and the Highway
22 Department will issue violations. Again,
23 unfortunately, these are all code enforcement
24 issues but we do have that authority.

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1 I don't think the Board brought these
2 up, but I did discuss with the applicant's
3 architect myself about making an effort to
4 maybe improve the image of the site from
5 Dunwoodie Street, because if you do look at the
6 photographs of that now, the gate is in
7 disrepair, the photograph that we had there are
8 some issues with the garbage area, and also the
9 pavement to the driveway is kind of broken up.
10 So I think from the streetscape just those
11 modest improvements will make it look better.
12 Again, I appreciate they seem to have agreed to
13 do.

14 I'm sure that when it gets to the
15 Planning Board, issues with regard to
16 maintenance will come up as well, but I'm not
17 sure there are any other aesthetic concerns
18 that you guys could address.

19 THE CHAIRMAN: One sort of question
20 for you, Margaret; is the public hearing still
21 open on this application?

22 MS. UHLE: Yes, it is.

23 THE CHAIRMAN: That being the case, I
24 would just like to make a motion that we ask

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1 any members of the public to speak with regard
2 to this application if they so chose; do I have
3 a second?

4 MS. NEMECEK: Second.

5 THE CHAIRMAN: All in favor.

6 (All aye.)

7 THE CHAIRMAN: Any members of the
8 public here this evening that would like to
9 sort of share their thoughts on this
10 application, we would ask you to come up to the
11 podium, state your name and address. Anybody
12 here?

13 (No comments.)

14 THE CHAIRMAN: Seeing there is nobody
15 here, I would like to make a motion to close
16 the public hearing on Application 19-19, 157
17 Montgomery; do I have a second?

18 MR. GARCIA-BOU: Second.

19 THE CHAIRMAN: All in favor.

20 (All aye.)

21 THE CHAIRMAN: So the public hearing
22 on this application is now closed.

23 I think based on what Ms. Uhle just
24 sort of summarized, we do appreciate some of
25

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1 the additions that you proposed, but I do
2 believe that this is complicated in it's own
3 way so I think it's best for this whole process
4 for us to pass this application along to the
5 Planning Board for their further review and
6 consideration in terms of ultimately getting to
7 a point where all parties can feel that this is
8 the best result for everyone. Again, I think
9 Ms. Uhle has sort of clearly sort of laid out
10 all of the issues that still need to be
11 addressed and looked into.

12 So with that, I would like to make a
13 motion to move Application 19-19, located at
14 157 Montgomery Avenue, on to the Planning Board
15 for their further review and consideration; do
16 I have a second?

17 MR. GARCIA-BOU: Second.

18 THE CHAIRMAN: All in favor.

19 (All aye.)

20 MR. MAIORANO: Thank you.

21 THE CHAIRMAN: Thank you. Good luck.

22 Our next application is Application 19-27
23 located at 324 White Plains Road.

24 MR. FERNANDEZ: Good evening, board

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1 members. My name is Joe Fernandez, I'm an
2 architect, 575 White Plains Road, Eastchester.
3 We're proposing here at this location 320 White
4 Plains Road a repair to the existing roof and
5 facade change.

6 We are raising the existing facade
7 approximately 2 blocks or 17 inches to
8 accommodate a new roof slope for a very old and
9 aging roof, and at the same time taking
10 advantage of updating and modernizing the
11 exterior facade. We've designed the raised
12 facade area to allow for lighting to illuminate
13 the building and the walkways adjacent to the
14 building, along with recoloring the existing
15 brick to match that facade, and taking care of
16 some other housekeeping items around the site,
17 such as a new dumpster enclosure, repair some
18 existing fencing, parking lot will be repaved
19 and fully striped, and there's some existing
20 pole type lamps that we need to move actually.
21 There's two that are located on State property
22 that need to move a few inches. We found that
23 out due to a survey. That's pretty much it.

24 The building then will take away the
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1 sloped or shed like roof, which was kind of
2 dated, and basically modernize it, allowing for
3 new signage and LED lighting.

4 THE CHAIRMAN: Can you kind of talk a
5 little bit about the proposed lighting
6 enhancements to the front facade. Looking at
7 the details, I see that you have almost like
8 COBB lights on the other side of that soffit.

9 MR. FERNANDEZ: There's two steps in
10 that soffit area or that fascia area. There's
11 an upper one, which will illuminate just where
12 the signage is, and then the bottom one will
13 kind of wash all the masonry that's on the
14 lower part of the building to give it a nice
15 effect, kind of a glow, which now currently at
16 night it's kind of a little dark.

17 THE CHAIRMAN: So you have a wall
18 washer to kind of illuminate the signs and like
19 a COBB light to wash the facade.

20 MR. FERNANDEZ: Correct. The lower
21 facade.

22 THE CHAIRMAN: The lower facade.

23 MR. FERNANDEZ: And that will kind of
24 enhance the walkways adjacent to the entrances

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1 and just kind of give it a more inviting kind
2 of feel.

3 THE CHAIRMAN: Okay. Do you have some
4 samples of the proposed finishes and maybe a
5 color pallet of kind of what you're proposing?

6 MR. FERNANDEZ: I do. This is the
7 upper facade. The material will be maintenance
8 free vinyl. This will be the color of the
9 brick below. We'll use aluminum edges to
10 finish everything. Wherever there is a cut
11 piece, it will die into this so it will be very
12 clean.

13 MR. GARCIA-BOU: Where are you using
14 these?

15 MR. FERNANDEZ: That's the masonry.

16 THE CHAIRMAN: It's all four sides;
17 the front, the side, and the rear?

18 MR. FERNANDEZ: The rear won't be
19 touched, but the sides, obviously, because you
20 see it from either Cornell's or from the
21 adjacent residential street.

22 THE CHAIRMAN: The 17 inches that
23 you're proposing to add in terms of increasing
24 the height of that fascia, how is that going to

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1 have any sort of impact on any of the existing
2 air conditioning equipment?

3 MR. FERNANDEZ: The reason why we're
4 raising it is to give a sloped insulation. It
5 currently all goes to the back.

6 THE CHAIRMAN: Right.

7 MR. FERNANDEZ: So it's going to do
8 the same thing, it's going to live in the same
9 place, but what's happening is water is
10 standing on the roof and it's not the right
11 roof to have water standing on it, so that's
12 why the roof leaks. So we're going to have a
13 different roof that's going work, and even if
14 there is some standing water, which I don't
15 believe there will be with this new sloped
16 insulation, all the HVAC equipment is up on
17 pedestals so it won't affect it. You can look
18 at that on B2 to show how that works.

19 THE CHAIRMAN: All the coping, that's
20 all matt black; right?

21 MR. FERNANDEZ: Correct. The existing
22 frames around all the windows and doors are
23 black currently.

24 THE CHAIRMAN: So again, I think you
25

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1 did reference this, but in terms of the
2 enhancements to the parking lot, I know you
3 said you're going to re-stripe everything, but
4 in terms of the blacktop parking lot, what's
5 being proposed with that?

6 MR. FERNANDEZ: It's all going to be
7 redone and re-stripped, and then because of code
8 we need to put some ADA spots right in the
9 center, which we're going to do. I believe
10 we're going to lose a spot.

11 THE CHAIRMAN: But the sidewalk on
12 front of the building --

13 MR. FERNANDEZ: Is staying.

14 THE CHAIRMAN: That's existing?

15 MR. FERNANDEZ: Correct.

16 THE CHAIRMAN: Did we want to share
17 any of our thoughts or should we open up it up
18 to the public?

19 MS. UHLE: I have a couple of quick
20 questions.

21 THE CHAIRMAN: Okay.

22 MS. UHLE: Just with regard to rear
23 elevation, are you planning to at least paint
24 that so it matches the gray facade?

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1 MR. FERNANDEZ: We didn't propose
2 that. We could obviously paint it. It is
3 partially painted, but I think there's multiple
4 materials back there from block and brick work.

5 MS. UHLE: I can't remember what it
6 looks like.

7 MR. FERNANDEZ: We could paint it if
8 the board deemed that that was appropriate. I
9 know we have a neighbor that's adjacent, and
10 maybe that would, you know, help white wash the
11 wall so-to-speak.

12 MS. UHLE: I mean, that's totally up
13 to the board, it just seems to me that you
14 would want the four facades at least the same
15 color.

16 MR. FERNANDEZ: Same color or just a
17 neutral white or something maybe? I would
18 propose some kind of neutral color.

19 MS. UHLE: It's not brick, it's not
20 similar to the front facade?

21 MR. FERNANDEZ: No. The front is all
22 masonry, it's all brick, and then you have this
23 roof-like structure which will be removed, and
24 then you'll see that behind that there's brick

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1 and block. It's just the way they built the
2 structure. None of that will be seen when the
3 new facades are in place. We're going to
4 actually build up two courses, as I showed you
5 in A2, in block to match what's below, but all
6 of that will be encased. Everything is going
7 to be maintenance free, you know, other than
8 the masonry that's low.

9 MS. UHLE: It may be helpful to at
10 least have a photograph of that rear facade,
11 and the Planning Board could sort of see if
12 there is something simple, a coat of paint or
13 something, that maybe could tie it together so
14 that if there are any views of that, it will
15 sort of tie it in.

16 MR. FERNANDEZ: What, the rear of the
17 building?

18 THE CHAIRMAN: Yes, the rear. I think
19 if all we're talking about is paint, you know,
20 it kind of gives some sort of contiguous feel
21 that all four sides --

22 MR. FERNANDEZ: It's fine. I mean, I
23 like the color, so it would be fine by me. I'm
24 not sure that the next door neighbor, who I
25

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1 believe is here tonight, would also like that.
2 I'm sure that when the floor is opened up,
3 they'll have something to say.

4 MS. UHLE: Again, it would have help
5 if we could see what the back looked like.

6 MR. FERNANDEZ: It's just a straight
7 wall, it's just masonry, and it's not pretty.

8 THE CHAIRMAN: I think having an image
9 of it would certainly help us as a Board, and
10 I'm assuming the next, you know, set of eyes
11 who are going to look at this, sort of give you
12 some guidance and offer an opinion on maybe how
13 best to deal with that.

14 MR. FERNANDEZ: So I was just informed
15 by my client that the wall has had some
16 repairs, and it's currently all white right
17 now, which I think in my opinion probably be
18 preferable.

19 MS. UHLE: It's probably a matter of
20 just bringing a picture to the Planning Board,
21 and then if it looks fine the way it is, that's
22 fine. None of us have an idea of what it looks
23 like.

24 MR. FERNANDEZ: It's just 20 feet of
25

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1 masonry.

2 MS. UHLE: I don't think there's a
3 picture in here of it.

4 Joe, I had one other question. I
5 think in your notes you say you're going to
6 paint the wall at the front of the site to
7 match the building? I thought you had that in
8 your cover letter.

9 MR. FERNANDEZ: The little walls?

10 MS. UHLE: The walls at the front of
11 the parking lot along White Plains Road.

12 MR. FERNANDEZ: Yes.

13 MS. UHLE: So those are going to be
14 painted to match the building?

15 MR. FERNANDEZ: Yes.

16 MS. UHLE: I had one more. I know the
17 applicant is familiar with this. We did
18 receive some complaints from neighbors to the
19 rear that the lights were projecting onto their
20 properties. Did you tell me now with the
21 higher parapet that they will not have views of
22 them?

23 MR. FERNANDEZ: So currently the
24 building is lower than those lights by a few
25

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1 inches. Now we're going to be above those
2 lights, and the lights are adjustable. They
3 need to be moved ever so slightly. I've had
4 conversations with the State. They will be
5 moved. We had a surveyor actually go out and
6 locate them, and that's why we know that, along
7 with the heights. We knew the heights and we
8 know the height of the building, so we know
9 that it won't reflect on anyone else.

10 MS. UHLE: Because that's going to be
11 important to the Planning Board.

12 MR. FERNANDEZ: It's not going to be
13 an issue.

14 MS. UHLE: Okay.

15 MR. FERNANDEZ: But the site itself
16 will now be very well lit and easy to maneuver.

17 THE CHAIRMAN: That's it, Margaret?

18 MS. UHLE: That's it, yes.

19 THE CHAIRMAN: I would like to make a
20 motion that we open Application 19-27 to a
21 public hearing; do I have a second?

22 MR. GARCIA-BOU: Second.

23 THE CHAIRMAN: All in favor.

24 (All aye.)

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2 THE CHAIRMAN: Anybody here would like
3 to speak with regard to this application,
4 please come up, state your name and address.

5 MR. MASTROGIACOMO: Good evening. My
6 name is Jerry Mastrogiacomo, and I live at 12
7 Tuckahoe Avenue.

8 THE CHAIRMAN: So that's the property
9 right behind this?

10 MR. MASTROGIACOMO: Exactly. Just two
11 questions. Regarding the lights, we had a lot
12 of problems. When they turned it on, it would
13 shoot right over. They were too bright and not
14 tilted down but tilted like 30 degrees and it
15 was shooting out. I would like if they put the
16 light looking down and not shoot up in the sky.
17 That's number one.

18 Second, the rear wall says they have
19 all these units up there, and they're very,
20 very noisy. If they could put something to
21 take some noise out from the wall whatever you
22 do.

23 Those are the two questions that I
24 would like to look into. All the rest I could
25 care less.

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2 THE CHAIRMAN: Okay.

3 MS. UHLE: I think the issue with the
4 lights can easily be addressed. That we will
5 make sure. As the architect said, they're now
6 going to be lower than the parapet, they're
7 adjustable.

8 MR. MASTROGIACOMO: If they shoot a
9 little bit up, they're going to shoot higher
10 than the wall.

11 MS. UHLE: With regard to the
12 soundproofing, I don't know, do you want to
13 address that, Joe?

14 MR. FERNANDEZ: I will.

15 THE CHAIRMAN: Thank you very much. I
16 appreciate your comments.

17 Anybody else that would like to speak?
18 (No comments.)

19 THE CHAIRMAN: Seeing nobody else has
20 anything to say with regard to this
21 application, I would like to make a motion we
22 close the public hearing on Application 19-27;
23 Do I have a second?

24 MR. GARCIA-BOU: Second.

25 THE CHAIRMAN: All in favor.

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2 (All aye.)

3 THE CHAIRMAN: That being the case,
4 the public hearing is now closed on this
5 application.

6 Mr. Fernandez, if you would like to
7 sort of address what has just been shared by
8 the neighbor.

9 MR. FERNANDEZ: So his first point
10 about the lighting, that's totally mitigated,
11 so that's a non-issue.

12 The HVAC units that are on the roof,
13 they're scattered throughout the roof along the
14 whole 200 feet of the building, and his
15 property basically borders the entire property,
16 the rear of the property. Some are very close
17 to the edge of the roof, some within, I would
18 say, a foot, and it's going to be very hard to
19 do anything about sound. Now, I will say that
20 as some of these units age and/or as the
21 tenants are turning over, they're putting in
22 new equipment, so they're more efficient and
23 they're quieter. I know there are a few older
24 units that are up there that I don't believe
25 have much life left to them, so I could

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2 understand. I don't think that there is much
3 that can be done. You can't cover them. They
4 need air. It's a tough situation until they're
5 replaced.

6 MR. GARCIA-BOU: The units that are
7 old -- I know you have new tenants moving in,
8 the units that are old, are they still being
9 used?

10 MR. FERNANDEZ: Historically, when
11 people move in, they want to put in something
12 that is more efficient because they don't want
13 to finance Con Ed's country club.

14 MR. GARCIA-BOU: You're doing the
15 entire roof again; right?

16 MR. FERNANDEZ: We're going to redo
17 the entire roof, but the equipment that is
18 currently on there is going to stay and
19 survive. I know there's been quite a few new
20 units that are on that roof, so I don't think
21 there is much left that's old.

22 MR. GARCIA-BOU: If there's an old
23 unit there, maybe somebody should look into
24 exchanging that unit.

25 MR. FERNANDEZ: If it was one unit. I

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1 know there are quite a few units up on that
2 roof.

3 THE CHAIRMAN: So how do we interpret
4 what answer; there's nothing to be done to help
5 mitigate the sound?

6 MR. FERNANDEZ: I think it would be
7 very disparaging to request from the owner to
8 change all his units to something that makes no
9 sound. I do agree that there are a few units
10 that are up there that have a little bit of
11 age, but I don't see a lot of life left in them
12 and I believe they will be replaced in a short
13 time. He did get up here and have an
14 opportunity to speak about that rear wall. As
15 my client has said, it's been repaired and
16 painted. They have been very good neighbors to
17 him and always tried to, you know, work with
18 him, but there are certain things that are, you
19 know, very cost prohibitive to change. I think
20 that it has its life cycle, and the ones that
21 are older that he may be discussing are near
22 their end. They would be changed when they
23 broke down eventually, I guess. Like I said,
24 they don't last forever.

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1 THE CHAIRMAN: To that point, what
2 does that mean? They will be changed, they
3 will have some sort of, you know, sound
4 attenuation package built into the unit?

5 MR. FERNANDEZ: So the newer units run
6 much more quieter, they have better motors,
7 they're efficient, their decibel ratings are
8 low. Like anything else, newer things have
9 more technology in them.

10 THE CHAIRMAN: So there's three
11 tenants, four tenants in the building right
12 now; is that right?

13 MR. FERNANDEZ: Four.

14 THE CHAIRMAN: The newest tenant on
15 the True Value side, is that all new air
16 conditioning?

17 MR. FERNANDEZ: All brand new stuff,
18 absolutely. He also owns the next location,
19 which is the liqueur store, and that the stuff
20 is -- I mean, there's one older unit there but
21 the other stuff is new. The deli has new
22 stuff. The Beverage Mart is the oldest,
23 longest tenant that's been around.

24 THE CHAIRMAN: So how do we -- dare I
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1 say -- enforce that or put something in so at
2 least it addresses the concerns of, you know,
3 the next door neighbor?

4 MS. UHLE: I always kind of repeat
5 myself about these kind of things, but that is
6 more of a site plan issue. So I think you can
7 ask that the Planning Board continue this
8 conversation, and maybe between now and the
9 Planning Board meeting somebody comes up with a
10 good idea. If not, the Planning Board could, I
11 guess, make a condition that when those units
12 are replaced, because permits are required for
13 those, that, you know, they have a certain
14 level of efficiency.

15 MR. FERNANDEZ: I'll just go on to say
16 that the sound that they emit do not in any way
17 contend against the code in terms of sound
18 levels. So, yes, he could hear them because
19 his property line is right there and the unit
20 is, you know, 15 feet up in the air above his
21 head and he might hear it turn on.

22 THE CHAIRMAN: I would like to make a
23 motion to move this application, Application
24 19-27, located at 324 White Plains Road, on to

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1 the Planning Board for their review and
2 consideration, you know, contingent on some of
3 the items that Margaret just sort of laid out.

4 MR. FERNANDEZ: Sure.

5 MS. UHLE: The only thing I would say
6 is, I'm very pleased that you're proposing
7 facade improvements in the first place. It's
8 going to be a big improvement.

9 THE CHAIRMAN: Do I have a second?

10 MR. GARCIA-BOU: Second.

11 THE CHAIRMAN: All in favor.
12 (All aye.)

13 THE CHAIRMAN: Okay. Good luck.

14 MR. FERNANDEZ: Thank you so much.

15 THE CHAIRMAN: Moving on, our next
16 application is 19-15, located at 38 Lee Avenue.

17 MR. IANNACITO: Good evening. My name
18 is John Iannacito, I'm an architect, and I'm
19 representing Mr. and Mrs. Franklin this
20 evening.

21 First, I hope everyone had a great
22 summer. Welcome back. I'll come up to the
23 drawing there so I could go through the plans.

24 So the proposed scope of work for this
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1 project will be rebuilding and repairing the
 2 existing covered porch at the front of the
 3 existing residence, removing an existing
 4 detached garage at the rear of the property,
 5 and constructing a new one story attached
 6 garage at the side. We're also proposing site
 7 improvement, which will include reducing the
 8 size of the driveway and reducing the size of
 9 the patio here at the rear. So it's going to
 10 be make a better rear yard, which will all be a
 11 lawn.

12 Here is the proposed floor plan
 13 showing the rebuilt front porch, which is
 14 basically the same as what has been there for
 15 many years, and then a new attached garage on
 16 the side, and a new side entry into the
 17 existing kitchen.

18 Here we have the proposed elevations.
 19 So the front view showing the repaired and
 20 rebuilt front porch and the one story addition
 21 at the side, and then the side view of the
 22 porch and the addition.

23 Here's a rendering of the proposed
 24 front facade showing the materials. So the
 25

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1 wall surfaces will be new vinyl siding in a
 2 gray finish. The roof on the existing house
 3 will remain, and the new roof on the porch and
 4 the garage will match existing with asphalt
 5 shingles. The windows on the garage will be
 6 vinyl clad white to match existing. The trim
 7 boards will be white AZEK. The columns will be
 8 white AZEK also. The porch railings will be a
 9 composite in a white finish. The stone veneer
 10 at the base of the porch will be a gray
 11 granite. The shutters will be a composite in a
 12 black finish. The overhead door will be
 13 fiberglass in a white finish. I have samples
 14 of the materials if you want to see them.

15 MS. NEMECEK: Any lights?

16 MR. IANNACITO: So the porch will have
 17 lights in the ceiling of the porch. The
 18 garage, I'm not sure if we're going to do
 19 anything here. I can ask the client if they
 20 want to add lights. There will probably be a
 21 light at the rear door here either above that
 22 door or on the side. I could add that in for
 23 the Planning Board application.

24 There are no condensers on this house
 25

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1 right now, no air conditioning. The proposed
 2 scope of work doesn't include any new heating
 3 or cooling. We're not planning to put any
 4 condensers, but if we do, we'll make sure
 5 they're located properly.

6 THE CHAIRMAN: The stone veneer, is
 7 that going to continue around the foundation of
 8 the home?

9 MR. IANNACITO: Just the three sides
 10 of the porch. The garage addition will have
 11 very little around the garage.

12 THE CHAIRMAN: I guess the rest of the
 13 home is all getting re-sided?

14 MR. IANNACITO: Yes, new siding around
 15 the entire house.

16 THE CHAIRMAN: That band of foundation
 17 that protrudes from the grade level, right,
 18 behind the garage --

19 MR. IANNACITO: We'll probably just
 20 paint that gray.

21 THE CHAIRMAN: Fair enough. Any
 22 comments?

23 MR. GARCIA-BOU: It looks beautiful.
 24
 25

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1 MS. NEMECEK: Yes, it does look nice.

2 MR. IANNACITO: Thank you.

3 THE CHAIRMAN: Very nice. Very nice
 4 updates to a home.

5 Again, just going through due process
 6 here, I would like to make a motion to open
 7 Application 19-15 to the public; do I have a
 8 second?
 9

10 MR. GARCIA-BOU: Second.

11 THE CHAIRMAN: All in favor.

12 (All aye.)

13 THE CHAIRMAN: Okay. The public
 14 hearing is open. Seeing nobody is here, then I
 15 would like to make a motion to close this
 16 application.

17 MS. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19 (All aye.)

20 THE CHAIRMAN: The public hearing is
 21 now closed on this. The steps up onto the
 22 porch, what's the finish material?

23 MR. IANNACITO: That's going to be a
 24 stone riser with a blue stone trim.

25 THE CHAIRMAN: Blue stone trim, okay.

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1 MR. IANNACITO: The rendering shows it
2 in white. It's not going to be that.

3 THE CHAIRMAN: Okay. That being the
4 case, I think this is a relatively
5 straightforward sort of pass along, so I would
6 like to continue my role on making motions
7 here. So I would like to make a motion to
8 approve Application 19-15, located at 38 Lee
9 Avenue, on to the Planning Board for their
10 review and consideration. Again, just to sort
11 of reiterate what you said, in the event that
12 any sort of air conditioning is proposed as
13 part of the upgrade, we would just like that to
14 be addressed, and obviously the location of the
15 condensers be as mindful and thoughtful to the
16 adjacent neighbors as possible. That being
17 said, do I have a second?

18 MR. GARCIA-BOU: Second.

19 THE CHAIRMAN: All in favor.

20 (All aye.)

21 THE CHAIRMAN: Okay, very good. Thank
22 you very much.

23 MR. IANNACITO: Thank you.

24 THE CHAIRMAN: Next application, final
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1 application of the evening, is Application
2 19-28, located at 38 Forbes Boulevard.

3 MR. IANNACITO: Good evening, again.
4 My name is John Iannacito, I'm an architect,
5 and I'm representing Mr. and Mrs. Pinkas this
6 evening, the owners of the property.

7 On this one, the proposed scope of
8 work will include a second story addition over
9 the existing footprint and a new portico over
10 the existing front entrance door. The
11 footprint is highlighted here on the survey.
12 The existing AC units are shown on the survey
13 also.

14 Here is a proposed second floor plan
15 with three bedrooms. The current second floor
16 has two small bedrooms with two small dormers.
17 So we're going to reconfigure and reconstruct
18 the entire second floor, and this will have
19 three bedrooms, two bathrooms, a closet, and a
20 small office.

21 On the elevations, this is the
22 proposed and existing. Here's the existing
23 elevation with the two small dormers. We're
24 going take the roof off and construct a full
25

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1 second story and then a small portico over the
2 front entrance door. We're also going to redo
3 the railing. They have this dated railing here
4 now that's a metal wrought iron, so we're going
5 to do a new composite white railing along the
6 front porch that basically becomes the roof of
7 the existing garage.

8 This is the side view. Here's the
9 rear; existing and proposed. Here's the
10 existing. Currently it just has a small shed
11 dormer for a bedroom, and it will be a full
12 second story and on the side a full second
13 story.

14 Here's a rendering of the proposed
15 facade. Very similar materials to the other
16 one. The exterior wall surfaces will be a new
17 vinyl siding in a gray finish. The roof will
18 be new asphalt shingles in a charcoal black
19 finish. The windows will be vinyl clad in a
20 white finish to match existing. Trim boards
21 will be AZEK in a white finish. The railing
22 will be composite in a white finish. The
23 shutters will be composite in a black finish.
24 The metal roof over the front entry portico

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1 will be in a black finish.

2 Thank you for your time.

3 MR. GARCIA-BOU: The stone on the
4 house, that's the existing stone?

5 MR. IANNACITO: Yes, this is the
6 existing stone here. Currently, it does run up
7 around this window, so we're just going to cut
8 that back down and just create one level line
9 right across the front.

10 MS. NEMECEK: Are you going to replace
11 the garage doors?

12 MR. IANNACITO: The garage doors have
13 been recently replaced, so they're in fairly
14 good condition.

15 MS. NEMECEK: All right.

16 THE CHAIRMAN: The chimney, is the
17 chimney --

18 MR. IANNACITO: The chimney gets
19 extended. It's current brick painted white and
20 we're going to match that.

21 THE CHAIRMAN: The material over the
22 little entryway portico, what is that?


23 MR. IANNACITO: That's a standing seam
24 metal roof in a black finish.

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 2 THE CHAIRMAN: Okay. Maybe when you
 3 resubmit, just make that notation. I don't see
 4 that on the drawing.
 5 MR. IANNACITO: I think I just called
 6 it metal canopy or metal roof canopy.
 7 THE CHAIRMAN: I would like to make a
 8 motion to open up Application 19-28, 38 Forbes,
 9 for a public hearing; do I have a second?
 10 MR. GARCIA-BOU: Second.
 11 THE CHAIRMAN: All in favor.
 12 (All aye.)
 13 THE CHAIRMAN: Anybody here?
 14 (No comments.)
 15 THE CHAIRMAN: Nobody is here, so I
 16 would like to make a motion to close the public
 17 hearing on this application; do I have a
 18 second?
 19 MR. GARCIA-BOU: Second.
 20 THE CHAIRMAN: Okay. The public
 21 hearing on this application is now closed. Any
 22 other comments from any of the members of the
 23 Board?
 24 MS. NEMECEK: No.
 25 THE CHAIRMAN: Margaret, anything?
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 2 MS. UHLE: No comments.
 3 THE CHAIRMAN: Okay. That being the
 4 case, I would like to make a motion to pass
 5 this application along, Application 19-28, to
 6 the Planning Board again for their
 7 consideration and further review; do I have a
 8 second?
 9 MR. GARCIA-BOU: Second.
 10 THE CHAIRMAN: All in favor.
 11 (All aye.)
 12 THE CHAIRMAN: Okay. Good luck and
 13 thank you, John, for a well prepared
 14 application.
 15 MR. IANNACITO: Thank you.
 16 THE CHAIRMAN: Seeing that is the last
 17 item on our September Architectural Review
 18 Board meeting, do you have any further
 19 business, Margaret?
 20 MS. UHLE: No, we do not.
 21 THE CHAIRMAN: Okay. That being the
 22 case, I would like to make a motion to close
 23 the September 2019 Architectural Review Board
 24 meeting; do I have a second?
 25 MR. GARCIA-BOU: Second.
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 2 THE CHAIRMAN: All in favor.
 3 (All aye.)
 4 THE CHAIRMAN: Okay. Thank you very
 5 much for your time, and enjoy what's left of
 6 the remaining summer weather. Thank you very
 7 much. Good night.
 8
 9 (MEETING ADJOURNED.)
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 2 C E R T I F I C A T I O N
 3
 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a videotape of the actual 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.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 19th day of September, 2019.
 22
 23
 24
 25

 DINA M. MORGAN
 Court Reporter
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CORRECTION SHEET

PAGE CORRECTION

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