

Eastchester Town Clerk
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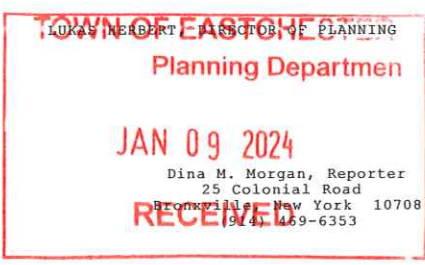
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JANUARY 4, 2024

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

BOARD MEMBERS IN ATTENDANCE:
JENNIFER NEMECEK, ACTING CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:



DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 1/4/2024
(AYE)
ACTING CHAIRPERSON NEMECEK: We have
new business, Item Number 1, 29-28, 37 Central
Drive.
MR. IANNACITO: Good evening. Happy
New Year to everyone.
ACTING CHAIRPERSON NEMECEK: Happy New
Year.
MR. IANNACITO: My name is John
Iannacito, I'm an architect, and I'm
representing Mr. & Mrs. Hattar, the owners of
the subject property. We are proposing an
addition to the existing single family
residence located at 37 Central Drive.
Let me come up to the drawings. So
the proposed scope of work will include a
second story addition over the existing front
porch, which is highlighted here on the survey.
The existing front porch is currently
non-conforming with respect to the front yard
setback and the side yard setback. The
proposed addition will increase the
non-conforming condition, and two area
variances were granted by the Zoning Board on

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EASTCHESTER ARB - 1/4/2024
ACTING CHAIRPERSON NEMECEK: Welcome
to the January 4th, 2024 Town of Eastchester
Architectural Review Board meeting. Please
rise for the Pledge of Allegiance.
(Pledge of Allegiance.)
THE CHAIRMAN: Now we're going to do
our roll call. Silvio Luca.
MR. LUCA: Here.
ACTING CHAIRPERSON NEMECEK: Carlos
Garcia-Bou.
MR. GARCIA-BOU: Here.
ACTING CHAIRPERSON NEMECEK: Laura
Raffiani and Enda McIntyre are not present.
We only have one item on the agenda.
Oh, the minutes. Can we approve the minutes?
MR. HERBERT: Yes, we have enough
votes.
ACTING CHAIRPERSON NEMECEK: Okay.
Great. So I make a motion to approve the
minutes of November 2nd, 2023, for the ARB
meeting of that evening.
MR. LUCA: Second.
ACTING CHAIRPERSON NEMECEK: All in
favor.

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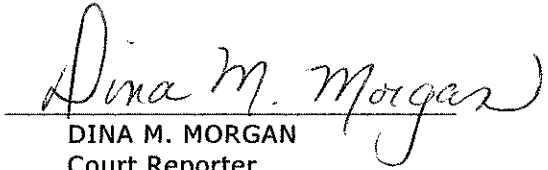
EASTCHESTER ARB - 1/4/2024
November 14th, 2023.
I'll go to the elevations. So
basically the proposed addition is an expansion
of the second story space, the mass of the
second story over the existing front porch, and
reconfiguration of the roof from a shed roof to
a gable roof. Then here on the side elevation
you can see the outline of the existing shed
roof, and then the expansion of the gable over
the existing covered front porch.
Here we have a rendering of the
addition. There's the new addition over the
front porch.
All the exterior materials will match
existing. The siding will be vinyl in a white
to match existing. The roof is asphalt to
match existing. The windows are vinyl clad to
match existing. The trim boards will be AZEK
painted white to match existing. The shutters
will be composite painted a light blue to match
existing. The gutters will be white aluminum
to match existing.
Thank you for your time, and I'm happy
to answer any questions.

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1 EASTCHESTER ARB - 1/4/2024
 2 ACTING CHAIRPERSON NEMECEK: Okay.
 3 Does anybody have any comments? Any comments,
 4 Carlos?
 5 MR. GARCIA-BOU: I don't have any
 6 comments.
 7 ACTING CHAIRPERSON NEMECEK: I think
 8 it looks nice.
 9 MR. IANNACITO: Thank you.
 10 MR. GARCIA-BOU: Good improvement.
 11 ACTING CHAIRPERSON NEMECEK: Yes. It
 12 really looks nice.
 13 I make a motion to open the public
 14 hearing on Application 23-28, 37 Central Drive.
 15 MR. GARCIA-BOU: Second.
 16 ACTING CHAIRPERSON NEMECEK: All in
 17 favor.
 18 (AYE)
 19 ACTING CHAIRPERSON NEMECEK: Okay.
 20 There's no one here.
 21 I make a motion to close the public
 22 hearing on Application 23-28, 37 Central Drive.
 23 All in favor.
 24 (AYE)
 25 ACTING CHAIRPERSON NEMECEK: I make a
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1 EASTCHESTER ARB - 1/4/2024
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 3 CERTIFICATION
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 5 STATE OF NEW YORK)
) SS.
 6 COUNTY OF WESTCHESTER)
 7
 8 I, DINA M. MORGAN, Court Reporter and
 9 Notary Public within and for the County of
 10 Westchester, State of New York, do hereby
 11 certify:
 12 That the above transcript was taken from
 13 a video of the actual hearing. I was not
 14 present for such hearing. The video was taken
 15 and transcribed by me to the best of my
 16 ability.
 17 And, I further certify that I am not
 18 related to any of the parties to this action by
 19 blood or marriage, and that I am in no way
 20 interested in the outcome of this matter.
 21 IN WITNESS WHEREOF, I have hereunto set
 22 my hand this 9th day of January, 2024.
 23
 24 
 25 DINA M. MORGAN
 Court Reporter
DINA M. MORGAN, REPORTER

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1 EASTCHESTER ARB - 1/4/2024
 2 motion to refer this application, 23-28, 37
 3 Central Drive, to the Planning Board with a
 4 recommendation that everything was great, we
 5 were fine with this.
 6 MR. IANNACITO: Thank you.
 7 ACTING CHAIRPERSON NEMECEK: I make a
 8 motion to adjourn the January 4, 2024 ARB
 9 meeting. The next meeting is scheduled for
 10 February 1st, 2024. I make a motion to adjourn
 11 this meeting, January 4, 2024. All in favor.
 12 (AYE)
 13 (Meeting adjourned.)
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1 EASTCHESTER ARB - 1/4/2024
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 4 CORRECTION SHEET
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