

Eastchester Town Clerk
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
January 5, 2023

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
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

Dina M. Morgan, Reporter
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MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Laura Raffiani will not be

attending tonight, so Enda McIntyre will be

Chairing the meeting in her place.

ACTING CHAIRMAN MCINTYRE: So with

that being said, just to kind of go over a

couple of sort of housekeeping issues, I think

we're not able to approve the meeting minutes

for June, October or November of last year. We

are, however, in a position to approve the

meeting minutes for September, in which myself,

Jennifer, and Carlos attended. Can we make a

motion to approve the September 1st meeting

minutes 2022.

MS. NEMECEK: Second.

ACTING CHAIRMAN MCINTYRE: All in

favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: So those

meeting minutes have been approved.

We have two items that have been

adjourned. I guess they've been adjourned for

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ACTING CHAIRMAN MCINTYRE: Welcome to

the January 5th, 2023 Architectural Review

Board meeting. I would like to wish my fellow

board members, everybody here tonight, and

everybody watching a happy new year.

Margaret, can you call to order,
please.

MS. UHLE: Actually, we should do the
Pledge of Allegiance, first.

ACTING CHAIRMAN MCINTYRE: Okay. I'm
reading your notes here.

MS. UHLE: The next one. Pledge is
second.

ACTING CHAIRMAN MCINTYRE: All right.
Pledge of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRMAN MCINTYRE: Oh, yes, I
apologize. Margaret, can I ask you to do the
roll call, please.

MS. UHLE: Absolutely. Enda McIntyre.

ACTING CHAIRMAN MCINTYRE: Here.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Jennifer Nemecek.

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ZBA review, so obviously we're not in a
position to review them. They are Application
Number 22-38 located at 54 Stratford Road, and
Application 22-42 located at 883 California
Road.

So that being said, we have three
applications in front of us this evening. The
first is Application Number 22-40 located at 80
Webster Road. If we can ask the applicant and
their team to come up to the podium, and
introduce themselves, and take it away whenever
you're ready.

MR. MASTROGIACOMO: Good evening.
Michael Mastrogiacomo, I'm the design engineer
for the project. I have the property owner
with me as well here this evening.

We were last here back in November,
where we had a very different looking house.
We went back, regrouped, I spoke with the
owner, we went through everything, and we
designed it as a modern European style home.

So what we did is, again, a modern
European style. We did a California stucco
finish, some mixed white and gray brick veneer

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at the bottom with a darker California stucco band. This is a Spanish style roof. We've created the windows to match the same architecture to try to create consistency, which was not there the last time we were here.

ACTING CHAIRMAN MCINTYRE: Okay. Do you want to kind of just maybe walk us through the other elevations.

MR. MASTROGIACOMO: Sure. So again, looking at the front, this is the street view of the house, we have a single garage with garage door, front entry with transoms and side lights, and then the casement windows. All the windows that are proposed tonight are casement windows.

As we go counter clockwise around the house, so you have the right elevation. Same thing, we carried the stucco across. What I did was, with the right brick I returned it on both sides so then you have a nice even flow. So as you're coming from both sides, you have that little bit of return. Inside the front porch area, it's all brick all around. So when you look at the porch, you'll see that brick

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come through. As you circle around again, we continue the California stucco around all sides.

ACTING CHAIRMAN MCINTYRE: Is it me or do the second floor windows on the front elevation look narrow? What's the width of those windows? Are they sort of --

MR. MASTROGIACOMO: They are close to 30 inches. So in order to balance these windows and since this area where the front porch and the entry porch and the garage stick forward, if we try to make these a little wider, it's going to interfere with roof lines. Since these are a little close to the edge, it's going to be a little -- you're going to have a lot of the room here and very little room on the sides up in this master bedroom area. So what we did is, since these are for looks, you know, we didn't make them too skinny, but these are about 30 inches or so wide, you know, close to 30 inches wide.

MR. LUCA: Do they make egress?

MR. MASTROGIACOMO: The egress windows are going to be on the sides. So the side

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elevations -- so on this side, these two are egress windows, and this bedroom has this window that's egress. So we have co-compliant windows on the side elevations.

MR. GARCIA-BOU: I just have a question. On the left elevation, the entryway, you're showing a round column on the front elevation, but it looks like it's brick on the side elevation.

MR. MASTROGIACOMO: For some reason, in AutoCAD the column that's supposed to be there did not print through. I'm not sure why. It is a column there wrapped with AZEK and then painted.

MR. GARCIA-BOU: Okay.

MR. MASTROGIACOMO: I also handed out the material schedule.

MR. LUCA: What's the ceiling height on the first floor; is it 9 foot?

MR. MASTROGIACOMO: 9 foot. So the front door entry is --

MR. LUCA: What's the height of the window that's on the first floor; 6 foot 8 or 7?

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MR. MASTROGIACOMO: 6 foot 8. We usually put them in at 6 foot 8. We could mark them to be 7 feet if you want.

MR. LUCA: I'm just thinking that the front double casement should be the same window head as the front door.

MR. MASTROGIACOMO: Okay.

MR. LUCA: Because the space between that window head and the window sill above, it just doesn't look correct to me. You can do a transom above it, like you did with the door.

MR. MASTROGIACOMO: Sure.

ACTING CHAIRMAN MCINTYRE: The size -- I guess I see the placement of the windows on the, you know, upper level on the front elevation, but the size of the windows is based on what, the furniture layout in the rooms; is that it?

MR. MASTROGIACOMO: A little bit was taken into account the furniture layout, but it was also more taken into account the balancing of the actual aesthetics of the front elevation. That's how we typically do it.

I'm not too concerned along the front

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of the house where furniture is going to be.
If we have to move something over in order to
make things more symmetrical, so be it.

MR. LUCA: I don't think that a 6 inch
wider window would affect anything
aesthetically on the outside or the inside
much.

ACTING CHAIRMAN MCINTYRE: What do you
think?

MR. LUCA: I think they should be
wider. I think they look narrow because
they're tall because they go into the roof
line. There must be a vaulted ceiling.

MR. MASTROGIACOMO: So make them
closer to 3 foot?

ACTING CHAIRMAN MCINTYRE: I think so.
I just think that they look very slender and
very -- you know, almost make the front
elevation -- and even the back elevation --
almost like they're, you know, they're slots
like in a, you know, in a castle's keep
so-to-speak, right. I just think that
30 inches is not that wide when you have the
frame. I'm not sure there's going to be a

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tremendous amount of, you know, daylight. So I
think 3 feet, it gives you a little more, 6
inches. Right? Would you agree with that?

MR. LUCA: All the rooms meet
daylight?

MR. MASTROGIACOMO: Yes. Everything
meets light in day.

ACTING CHAIRMAN MCINTYRE: Because the
windows on the side, like --

MR. MASTROGIACOMO: Right. We have
extra windows on the side.

ACTING CHAIRMAN MCINTYRE: I'm saying
the window width on the side is what?

MR. LUCA: I think it's the same.

MR. MASTROGIACOMO: They're 2-6, 4-6.
They're 32 in and a half inches by 55.

ACTING CHAIRMAN MCINTYRE: Is there a
minimum width for egress?

MR. LUCA: It's 5.7 feet.

MR. MASTROGIACOMO: Anything with a
diamond shows that it's egress. Those are all
egress windows. So they meet all the
requirements.

ACTING CHAIRMAN MCINTYRE: You know,

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like I understand the two above the, you know,
gabled roof over the garage. I think they
are -- it's not equal, equal, equal, but they
have to be either side of that ridge line and
in enough from the, you know, edge of the house
on the right-hand side. I just think that they
look a little bit slender.

MR. MASTROGIACOMO: So we could make
these two a little wider, and I could shift
these two a little closer together. I think by
making them 6 inches wider and then shifting
them 6 inches, might give you a little bit more
of a balance.

MR. LUCA: I don't think you need to
shift them because you're only talking about
the window will be as big as the AZEK trim or
whatever that is.

MR. MASTROGIACOMO: It's a stucco
trim.

MR. LUCA: You're only talking about 3
inches on both sides.

ACTING CHAIRMAN MCINTYRE: Listen, I
see, when I looked at your roof plan and the
elevation, because it's kind of hard to see

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with the ridge, you know, in the rendering, but
I do see why you laid them out. Again, my
question initially was, is the width of the
window driven by some sort of furniture layout
on the inside. I just think that its got more
balance and more symmetry if you make the
windows a little wider.

MR. MASTROGIACOMO: Yes, we could make
them wider.

ACTING CHAIRMAN MCINTYRE: I agree
with Silvio's comment where I think the ground
floor window needs to be a little bit higher so
that it's got some semblance to the entry door.

MR. MASTROGIACOMO: Okay.

MS. NEMECEK: You show lighting on the
back door. Are you going to have lighting in
the front?

MR. MASTROGIACOMO: It will be in the
ceiling of the porch.

MS. NEMECEK: Even over the garage?

MR. MASTROGIACOMO: Over the garage,
we're going to have it in the soffit.

MS. NEMECEK: Okay.

ACTING CHAIRMAN MCINTYRE: How are you

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proposing to treat those -- you know, the dormers, the roof on the windows as they return into the --

MR. MASTROGIACOMO: So these will be metal roofing.

ACTING CHAIRMAN MCINTYRE: Standing seam or copper; something like that?

MR. MASTROGIACOMO: Yes. Probably not fully standing seam because it does the blend in with it, but it will be that kind of either copper or standing seam metal.

MR. LUCA: The gutters are aluminum or they're copper?

MR. MASTROGIACOMO: Aluminum. Aluminum, and they will be painted a dark gray.

ACTING CHAIRMAN MCINTYRE: Okay. So while we can certainly offer some more input and feedback, I would like to make a motion to open Application 22-40, located at 80 Webster Avenue, to the public hearing. Do I have a second?

MS. NEMECEK: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

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(AYE)

ACTING CHAIRMAN MCINTYRE: Okay. Any members of the community or audience here this evening would like to speak related to this application, now is your chance. Anybody here? Going once, going twice.

(No comments.)

ACTING CHAIRMAN MCINTYRE: Okay. So that being the case seeing there is nobody here, I would like to make a motion to close the public hearing on this application. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Okay. The public hearing on Application 22-40 is now closed.

Do we have any other sort of comments on this? Do you have any samples of any of the finishes or colors or materials?

MR. MASTROGIACOMO: That was the thing I handed out.

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MR. LUCA: What color is the garage door going to be?

MR. MASTROGIACOMO: A dark gray. The garage door will be white, and then it will be painted on site, consistent with all the colors.

ACTING CHAIRMAN MCINTYRE: So the brick veneer as part of your sort of tag number 5, where is that? Where is the brick veneer? Is that underneath the window?

MR. MASTROGIACOMO: So what it does is, it goes underneath the window, it's the entire front entry porch, along each side of the garage door, and it's returned on both sides.

ACTING CHAIRMAN MCINTYRE: Okay. Any issues regarding the site plan in terms of any --

MS. UHLE: At the last meeting, you did request and require that the applicant submit a landscape plan prepared and signed and sealed by a licensed landscape architect. The engineer did tell me that they've retained Anthony Zaino, who's done landscape plans here

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before, but the plan isn't yet complete.

MS. NEMECEK: Okay.

MR. GARCIA-BOU: Where is the air conditioning going to go?

MR. MASTROGIACOMO: We're figuring to put them right behind the basement stairs in this area here, and then it will be all screened.

ACTING CHAIRMAN MCINTYRE: Any other issues? Listen, I think it's certainly a marked improvement from what we saw a few months ago; right?

Any other comments, Carlos?

MR. GARCIA-BOU: No, I'm good.

ACTING CHAIRMAN MCINTYRE: How about you, Jennifer?

MS. NEMECEK: I'm good.

ACTING CHAIRMAN MCINTYRE: Okay. So that being the case, I would like to make a motion to approve Application Number 22-40, located at 80 Webster Road. Do we need to summarize what --

MS. UHLE: Yes, just so that everyone is clear. Subject to the three following

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conditions:

Make the double casement windows on the front elevation on the first floor the same height as the front door, or put a transom over the window that it's the same height as the front door transom.

The width of the second floor windows on the front elevation should be widened to 3 feet. Did that apply to the windows on the back elevation as well?

MR. MASTROGIACOMO: I believe that's what was --

MR. LUCA: I think it's in your best interest to have the windows wider because that's more natural light in.

MS. UHLE: Widen them all to 3 feet.

MR. LUCA: Also, you should also consider all the window heads on the first floor being higher. It depends on like if your interior doors -- everything should line up. So if you're interior doors are 7 foot or 8 foot, your window heights should match.

MR. MASTROGIACOMO: Sure.

MS. UHLE: Okay. So all window heads

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on the first floor should be higher.

Just please have the landscape plan -- submit that prior to the Planning Board meeting or for the Planning Board meeting.

MR. MASTROGIACOMO: That's what we're shooting for, before the Planning Board meeting, that with the total package going to Planning Board.

MS. UHLE: Okay. All right. Thank you.

ACTING CHAIRMAN MCINTYRE: So that's the three; right?

MS. UHLE: Yes.

ACTING CHAIRMAN MCINTYRE: Just to reiterate, I would like to make a motion to refer Application 22-40, located at 80 Webster Road, on to the Planning Board for their review and consideration. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Okay, this has been approved. Good luck and thank you for

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your attention.

MR. MASTROGIACOMO: Thank you.

ACTING CHAIRMAN MCINTYRE: So our next piece of business this evening is Application Number 22-16, Ciao Restaurant. If the applicant can come up and introduce themselves.

MR. ABILLAMA: Good evening. My name is Tom Abillama, architect. I'm here also with Kastory from my office.

This project is at Ciao Restaurant. Really, what we're doing is two levels of the project. On the outside, the patio, plus we're adding a kitchen in the back. But anyway, Kastory, she's going to talk about the project.

MS. MOHANTY: Thank you. Good evening.

ACTING CHAIRMAN MCINTYRE: Good evening.

MS. MOHANTY: So I'm Kastory Mohanty, and I work with Tom Abillama Architects.

So we have a restaurant here that is existing. So the features that are existing are the stone walls here, and the stucco pillar, and the railings, and all the stucco

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area here, and the railing here. What we are adding is only the aluminum framing that encloses the seating area. That's done by a manufacturer called Byart. We are adding Nana Walls to enclose it from weather. The framing comes with a retractable ceiling. We'll look at the pictures as we go.

This is the main addition in our project, and then we have, like Tom mentioned, an addition to the kitchen in the back, which is here. So we go down 3 feet to enter and past it to the main kitchen.

In plan, you'll see that's JR Albanese, and this is the -- I have to put my glasses on. So the parking area is here, you go to the back here, go down to the additional kitchen. The area that is patio is being added on the second floor. So this is all existing, except for the new addition, the kitchen, which is about 240 square feet. The patio is about 540 square feet or 511 square feet and has about a hundred seats.

This drawing is a detail of the addition to the kitchen with a table and a sink

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1 area.

2 Tom, did you want to go over the
3 features?

4 MR. ABILLAMA: We have some stucco in
5 the front over here to be the same as the rest
6 of the building.

7 MS. MOHANTY: Then we have Andersen
8 windows. These are awnings. The door to line
9 it up has to be about 8 feet high. That's the
10 plan of the existing porch where we're adding
11 the frame system with the Nana Walls.

12 MR. ABILLAMA: This is the existing
13 building here.

14 MS. MOHANTY: In 2013, our office had
15 done this building. So we've kept everything
16 the same except for -- let's see here --

17 MR. ABILLAMA: This is the existing
18 building here, and this is the porch that we
19 have on the first floor, and we had added --
20 which is existing already --

21 MS. MOHANTY: The wood trellis.

22 MR. ABILLAMA: -- The pergola on top.

23 ACTING CHAIRMAN MCINTYRE: Right.

24 MR. ABILLAMA: As well as we have

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1 stucco everywhere and the stone. We're going
2 to keep everything that's there, and remove the
3 trellis that exists, to provide what we have
4 above for the metal design that we have, which
5 is going to look exactly like you're looking
6 at, with the glass in the front for the Nana
7 Walls, as well as the metal -- steel -- the
8 metal on top. Then we have the existing
9 building all around here. So really, that's
10 mostly what we're doing with the metal around
11 with the glass around with the windows indoor.
12 The existing lighting is around here, and the
13 rest of the lighting is going to be inside,
14 about eight lights indoor.

15 This is really what the building is
16 right here, and across the street on a
17 diagonal, that's another restaurant, and we
18 have another one across the street, an existing
19 restaurant, and these are the other buildings
20 that we have.

21 MS. MOHANTY: This was designed by
22 their office as well, which is right here,
23 diagonally across.

24 MR. ABILLAMA: This is the inside of

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1 our project right now from White Plains coming
2 down. That's another restaurant on the corner,
3 and then some other stores around everywhere.
4 This is the view of our building with the
5 existing trellis that we have.

6 This is that metal that we would like
7 to do, which is done in places around the
8 country. We have it in -- this is exactly what
9 we're going to provide, the convertible roof on
10 top, with added we're going to put the glass on
11 the first floor.

12 These are the Nana Walls that we
13 provided the detail in here. This is the
14 bifold windows that shows. These are outside
15 in the kitchen in the back with windows and
16 doors, as well as railing. This is the stucco
17 for the back wall. This is the black color
18 that we're providing for the metal design.

19 That's where we are. Thank you.

20 ACTING CHAIRMAN MCINTYRE: I have a
21 question. The second floor addition, is that
22 like an all-season dining area?

23 MR. ABILLAMA: Right now, as we know,
24 it's open outside. That's why we're trying to

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1 provide things that can be used during the
2 rainy day or other days. Then, otherwise,
3 we're going to have to open everything on the
4 roof. That's the reason why we have to have
5 that.

6 MR. LUCA: So the intention is to make
7 it a four season space now?

8 MR. ABILLAMA: Right.

9 MR. LUCA: Right now, it's just two
10 seasons?

11 MR. ABILLAMA: Exactly. Exactly.

12 MR. GARCIA-BOU: Are you heating the
13 space?

14 MR. ABILLAMA: The lighting, that's
15 also provided in --

16 MS. MOHANTY: Heating.

17 MR. ABILLAMA: All around, yes, in the
18 back.

19 ACTING CHAIRMAN MCINTYRE: So
20 regarding the Byart Group, this sort of open
21 and close louver type roof system, is that a
22 system that you've used before? Is it
23 applicable to, you know, the environment, you
24 know, we live in? Again, I guess my question,

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you know, sort of reverts back to, is this sort of a seasonal, you know, all-season addition?

MR. ABILLAMA: So I would like you to talk to Zef Delijavic, who's the owner. He likes the situation. We worked on it, actually, the design.

MR. DELIJAVIC: I use it --

MS. UHLE: Zef, can you take the microphone and just state your name for the record as well. Thank you.

MR. DELIJAVIC: Now I use it 30, 40 days a year. When it rains, can't use it. If it's windy up there, can't use it. It's up high, it's always windy, to be honest with you. If it gets cold -- I use it from June, July. In August, it's very hot up there. September comes, daytime barely anybody comes except weekends. Weekends you can't use it in September, it's too cold. Honestly, I don't really need it. I have plenty of room inside. Honestly, I made a mistake in the beginning. I should have done this from the beginning. It's useless. If it was lower, it would be a little bit different. It's up there, it's windy, and

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when it's hot, it's very hot up there.

MS. UHLE: I'm going to speak for you, if you don't mind. It is intended to be used all year round. It's considered enclosed dining, and it's factored into the gross floor area for parking purposes, etcetera. Actually, what the Planning Board saw had more of a hip roof, it wasn't the louvered roof like this, so they've modified it. This, I believe, all of a sudden is becoming fairly popular. We have another restaurant that has proposed the same kind of roof because the outdoor dining has been so popular, and people kind of want to extend that as long as they can with some kind of protections. It definitely is intended to be used all year round, and then --

MR. DELIJAVIC: Yes. Something else, I'm going to use it probably more. I have plenty of space inside. What's up there basically is useless. Yes, I've seen this system. They put it in Wykagyl Country Club. They put it in a place in Pleasantville, I saw it in Florida. It was beautiful. The place Southern Table in Pleasantville, the same

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people who own Wood & Fire, the same guy is doing this one.

ACTING CHAIRMAN MCINTYRE: Again, I've seen it in warmer climates but, you know, I'm assuming it's engineered for like a snow load?

MR. DELIJAVIC: Yes, I checked that.

Up to 6 feet of snow I was told by the engineer. That's what he said. The first question I asked him was snow. They have a different one, it's like material. They wanted to put that one first. They said that would be up to 2 feet of snow. This is a little bit more money, but it's a lot safer and more durable. He said up to 6 feet of snow.

ACTING CHAIRMAN MCINTYRE: That's a lot of snow.

MR. DELIJAVIC: I hope we don't get that. That's what he said.

MR. ABILLAMA: Actually, I saw a place in Sarasota, a snow area, and they love it. They could use it in the summer or winter.

ACTING CHAIRMAN MCINTYRE: In terms of, you know, water runoff, is it --

MR. DELIJAVIC: He has the gutters to

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the pipes inside. The same line it's now, and it will go exactly the same way. I asked that one. He said it has the gutters inside.

ACTING CHAIRMAN MCINTYRE: Okay. I guess all the lighting is along the framework?

MR. DELIJAVIC: LED, yes. It's all LED in the frames. All around here is all lighting.

MR. GARCIA-BOU: You mentioned before it gets very hot. Are you providing any provision for air conditioning?

MR. DELIJAVIC: I have the AC upstairs for the room upstairs. I have a big door up there. I have a nine ton unit up there.

MR. GARCIA-BOU: So it would interload with that area?

MR. DELIJAVIC: Yes. If I could open the windows just a little bit, that's enough to get fresh air in the summertime. The unit is big. I have a nine ton unit. The room is small up there.

ACTING CHAIRMAN MCINTYRE: Okay. Thank you very much, Zef.

I would like to make a motion to open

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 2 the public hearing on Application Number 22-16,
 3 Ciao Restaurant, located at 57 JR Albanese
 4 Place. Do I have a second?
 5 MR. GARCIA-BOU: Second.
 6 ACTING CHAIRMAN MCINTYRE: All in
 7 favor.
 8 (AYE)
 9 ACTING CHAIRMAN MCINTYRE: The public
 10 hearing is now open. Are there any members of
 11 the audience that would like to speak with
 12 regard to this application?
 13 (No comments.)
 14 ACTING CHAIRMAN MCINTYRE: Very quite
 15 crowd for this application. That being the
 16 case, I would like to make a motion to close
 17 Application 22-16. Do I have a second?
 18 MR. GARCIA-BOU: Second.
 19 ACTING CHAIRMAN MCINTYRE: All in
 20 favor.
 21 (AYE)
 22 ACTING CHAIRMAN MCINTYRE: The public
 23 hearing is now closed.
 24 Just sort of reading some of the cliff
 25 notes from some of the prior board's review, do

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 2 we have any sort of further comments on the
 3 architecture, the style, the appearance of
 4 what's being proposed in terms January of, you
 5 know, this --
 6 MS. NEMECEK: I just have a quick
 7 question. I'm sorry, Enda. It's going to be
 8 the gray color?
 9 MR. ABILLAMA: No.
 10 MS. MOHANTY: It's the darker color.
 11 MR. LUCA: As the rendering,
 12 basically?
 13 MS. NEMECEK: It's all an integrated
 14 system, these windows aren't a separate --
 15 ACTING CHAIRMAN MCINTYRE: No, they
 16 are. It's a NanaWall. It's a NanaWall. This
 17 is similar to what's in Mickey's on the front.
 18 MS. MOHANTY: This is for the windows.
 19 ACTING CHAIRMAN MCINTYRE: So the
 20 stucco -- so everything is kind of -- the
 21 existing building, everything --
 22 MR. ABILLAMA: We're going to keep it
 23 the same color.
 24 ACTING CHAIRMAN MCINTYRE: So
 25 everything is getting painted --

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 2 MR. ABILLAMA: Yes.
 3 ACTING CHAIRMAN MCINTYRE: -- All the
 4 same color. You come in, the unit is on top.
 5 MS. UHLE: You just confused me when
 6 you said, everything is getting painted the
 7 same color. What is getting painted the same
 8 color?
 9 ACTING CHAIRMAN MCINTYRE: The
 10 existing building, the --
 11 MS. UHLE: Is it going to match the
 12 dark color?
 13 ACTING CHAIRMAN MCINTYRE: I think
 14 that's what was said; is that right?
 15 MS. UHLE: The rendering is showing it
 16 as white.
 17 MR. LUCA: The new stucco is going to
 18 match the old stucco. This NanaWall system and
 19 the trellis is going to be a dark gray.
 20 MS. UHLE: Yes. It's going to look
 21 like the rendering.
 22 ACTING CHAIRMAN MCINTYRE: Right. But
 23 I'm talking about the existing structure with
 24 the two gables, the existing restaurant, what
 25 color is that?

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 2 MR. ABILLAMA: That's the same color
 3 that we have, the stucco that we have along
 4 here, as well as in here, as well going all the
 5 way around with the new kitchen.
 6 ACTING CHAIRMAN MCINTYRE: Okay.
 7 Because it looks different. I guess that's
 8 just the shading. But everything is going to
 9 get sort of refreshed and re-painted white?
 10 MR. ABILLAMA: Yes.
 11 ACTING CHAIRMAN MCINTYRE: Okay. So
 12 you kind of have this cubed structure, which is
 13 different to the existing -- which I think is
 14 different enough that it's not too different.
 15 I think it's different enough that it sort
 16 of --
 17 MR. LUCA: I have a question. The red
 18 entryway, is that --
 19 MR. ABILLAMA: This?
 20 MR. LUCA: No. The new on the side.
 21 The top left. What is that?
 22 MR. ABILLAMA: That's existing.
 23 ACTING CHAIRMAN MCINTYRE: Right.
 24 That's existing structure to remain.
 25 MR. GARCIA-BOU: Is there a drawing

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1 A-2?

2 MR. ABILLAMA: I'm sorry.

3 MS. MOHANTY: Is there a drawing A-2?

4 We have A-1 and 3.

5 MR. ABILLAMA: There is no A-2.

6 MR. GARCIA-BOU: No A-2. Because your
7 sections are referring to A-2. All your
8 sections are referring to drawing A-2.

9 ACTING CHAIRMAN MCINTYRE: So the
10 renderings kind of show a, you know, more sort
11 of open, airy --

12 MR. ABILLAMA: Which it will end up
13 looking as much as we can.

14 ACTING CHAIRMAN MCINTYRE: Pardon me.

15 MR. ABILLAMA: 180 of the days it's
16 going to be open, and then we can close it for
17 the rest of it, I believe.

18 ACTING CHAIRMAN MCINTYRE: But I
19 think -- again, I think you said it, Zef -- I
20 think the intention and the hope is that, you
21 know, this is an all-season space, and it's
22 going to be -- you're going to see it sort of
23 more closed then, you know, open in sort of
24 Spring and sort of maybe September or October;

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1 right?

2 MR. DELIJAVIC: Semi closed like in
3 September, October. It's still not that cold.
4 Those windows are going to be open from June
5 until about September, yes, it's going to be
6 open.

7 ACTING CHAIRMAN MCINTYRE: Because the
8 NanaWall is like an accordion wall, it folds
9 back.

10 MR. ABILLAMA: It folds.

11 ACTING CHAIRMAN MCINTYRE: Are they
12 going to open center split or --

13 MR. DELIJAVIC: Center split, yes.
14 Center split, yes.

15 ACTING CHAIRMAN MCINTYRE: This louver
16 roof system, are you going to be able to see
17 that at all from the street level or is
18 everything buried --

19 MR. DELIJAVIC: From the street level
20 you can't see it, no.

21 ACTING CHAIRMAN MCINTYRE: So
22 everything is going to be buried within the
23 upper sort of transom?

24 MR. DELIJAVIC: You can't see nothing,

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1 no. You can't see nothing. You can't see
2 nothing from the sides. Only if you're under,
3 you can see it.

4 ACTING CHAIRMAN MCINTYRE: Any other
5 comments?

6 MR. GARCIA-BOU: I'm good.

7 ACTING CHAIRMAN MCINTYRE: So no other
8 air conditioning, nothing else going on the
9 roof of this building?

10 MR. DELIJAVIC: No.

11 ACTING CHAIRMAN MCINTYRE: In terms of
12 the kitchen, is there any other, you know, sort
13 of kitchen exhaust component?

14 MR. DELIJAVIC: No. The kitchen line
15 is where it is. It's going to stay there.

16 It's a very tiny kitchen. It's like 12 feet
17 wide in the back kitchen. Honestly, I don't
18 know how they did it for so long. No stoves.
19 Everything is in there. It's more like a prep
20 area.

21 ACTING CHAIRMAN MCINTYRE: Okay.

22 MR. GARCIA-BOU: You have access to
23 that kitchen from the existing kitchen; right?

24 MR. DELIJAVIC: To the exiting

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1 kitchen, yes. It's six feet, I think.

2 ACTING CHAIRMAN MCINTYRE: So do we
3 have any other comments from any of my
4 colleagues up here on the board? Silvio?

5 MR. LUCA: The only thing that I might
6 consider -- it doesn't have to be -- because
7 the new structure is very modern and it has
8 that French gray color, I would like to see
9 that French color tied into something else. So
10 I was actually considering that the red asphalt
11 shingle roof on the front of the building --

12 MR. DELIJAVIC: This here?

13 MR. LUCA: Yes. Should be maybe a
14 French gray standing seam roof.

15 MR. DELIJAVIC: Matching this one?

16 MR. LUCA: Yes. So it will kind of
17 make that structure look like it continues in a
18 sense. That's my opinion.

19 MR. DELIJAVIC: Yes. Absolutely.
20 Absolutely.

21 MR. LUCA: I don't know if the red is
22 really the signature color because everybody
23 knows Ciao's and everybody knows that red roof.
24 At least I do. I'm just trying to tie the new

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1 structure to the -- Ciao's kind of reads
2 residential. I think if you get rid of the red
3 asphalt shingle roof and you make it a French
4 gray standing seam roof, it will make it a
5 little bit more modern, which will match the
6 new structure you're doing.

7 MR. DELIJAVIC: That's fine. That's
8 easy. You also spent my money, Silvio.

9 MR. LUCA: I'm sorry.

10 ACTING CHAIRMAN MCINTYRE: It's easy.

11 MR. DELIJAVIC: I think that will look
12 nice. What do you think, Tom?

13 MR. ABILLAMA: Yes.

14 ACTING CHAIRMAN MCINTYRE: This is
15 what --

16 MR. LUCA: No, no. Just the roof. I
17 was originally thinking that because it's all
18 the way across, but it's not necessary.

19 ACTING CHAIRMAN MCINTYRE: I like the
20 modern, you know, sort of cube addition to
21 this. I think it's dissimilar enough that it
22 kind of gives it a little sort of, you know,
23 character.

24 MS. UHLE: I think the gray roof makes

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1 a big difference.

2 MS. NEMECEK: It ties it in.

3 ACTING CHAIRMAN MCINTYRE: It ties it
4 in. So, listen, I think if that's a concession
5 you would be willing to consider, I think
6 ultimately it's going to make the project
7 better and tie it in.

8 MR. DELIJAVIC: It's a done deal.

9 ACTING CHAIRMAN MCINTYRE: There you
10 go. That's very conciliatory on your behalf.

11 That being the case, do you want to
12 sort of just --

13 MS. UHLE: The only condition of
14 approval or recommendation was to change the
15 existing red roof to the French gray standing
16 seam roof, to match the proposed addition.
17 That was the only condition. So you're going
18 to refer it to the Planning Board with a
19 recommendation to approve subject to this
20 condition.

21 ACTING CHAIRMAN MCINTYRE: Right. So
22 that being the case, I would like to make a
23 motion to move this application on to the
24 Planning Board for their review and

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1 consideration, this application being
2 Application Number 22-16. Do I have a second?

3 MR. GARCIA-BOU: Second.

4 ACTING CHAIRMAN MCINTYRE: All in
5 favor.

6 (AYE)

7 ACTING CHAIRMAN MCINTYRE: Very good.

8 MR. DELIJAVIC: Happy New Year.

9 ACTING CHAIRMAN MCINTYRE: Happy New
10 you to you. Thank you very much. Good luck.

11 Don't forget you're presentation board here.

12 Our next item on the agenda is

13 Application Number 22-47, located at 5 Ray

14 Place. If the applicant can come to the
15 podium, introduce themselves, and take it away.

16 MR. ANASTASIOU: Hi. My name is John
17 Anastasiou, I'm with Warshauer Architects, and
18 I'm here representing Augustus Development.

19 The purpose of our attendance here, Mr.

20 Chairman and members of the board, is for

21 amended Architectural Review Board review. The
22 project, as you know, was previously approved.

23 We made some minor changes to the facade, and I
24 just wanted to take the opportunity to review

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1 them with you.

2 What I ended up bringing here tonight

3 is what was submitted. Part of the submission

4 includes what was previously approved. In

5 addition to that, I brought the prior sample

6 board just to show what was approved and what's
7 currently being proposed as a change.

8 This drawing here, which is our cover
9 sheet for the submitted materials, includes the
10 front elevation of the current view of the
11 building. Essentially, the design is the same.

12 The majority of the materials are the same.

13 The one change that we're proposing is the
14 material of the roofing. What was previously
15 submitted was a metallic polygonal shaped
16 material, and now we're proposing an
17 architectural grade asphalt shingle that has
18 some truncated design in it to sort of
19 replicate what was previously submitted.

20 That's the major material change.

21 In addition to that, there was a

22 change in the mechanical system of the
23 building, and because of that -- on the

24 positive side -- we've been able to eliminate

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all of the condenser units that are on the roof. We're going with a more energy efficient unit. With that, we include louvers over the windows. They're 8 inches in diameter. It's an Opaca unit.

MR. LUCA: It's a what?

MR. ANASTASIOU: Opaca is the name of the manufacturer.

ACTING CHAIRMAN MCINTYRE: So it's like a -- go ahead. Continue. Sorry, I'm not looking to stop you.

MR. ANASTASIOU: The unit is self contained, so the condenser is within the unit, that's why we were able to eliminate the condensers that were up on the roof. It's a more energy efficient model. So within each space, each bedroom and living space is going to have its own unit, and it gets installed above the window. The unit comes with the two louvers.

MR. LUCA: That's heating and cooling?

MR. ANASTASIOU: I'm sorry.

MR. LUCA: It's heating and cooling or just cooling?

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MR. ANASTASIOU: Both. Heating and cooling.

ACTING CHAIRMAN MCINTYRE: So is it like a refrigerant system?

MR. LUCA: It's a heat pump system?

ACTING CHAIRMAN MCINTYRE: Heat pump, and it's a self contained condenser within it.

In addition to that, just to compare to what was previously submitted and approved and what the current proposal has, we eliminated the elevator bulkhead, and we also eliminated one of the stair bulkheads. So now the roof line is slightly lower because of the reduction of the bulk of the stair and elevator. It's a more streamlined look. In my opinion, a little bit cleaner and elegant looking. It got simplified because we eliminated the stair bulkhead.

MS. NEMECEK: Will residents still have access to that roof? I believe the last time we spoke, you said they were going to have some access to the roof.

MR. ANASTASIOU: The access is really going to be more for maintenance purposes.

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MS. NEMECEK: And not for recreation?

MR. ANASTASIOU: Not for recreation, correct.

MS. NEMECEK: Not a green roof, but they were talking about seating.

MS. UHLE: Again, not really a green roof. It was more of an outdoor area for passive recreation.

MR. ANASTASIOU: The other materials are the same. The white that's indicated here, that's all still an AZEK. Just to note a difference from what was previously approved and what's currently proposed, the cornice here will now be done in EIFS, a stucco system, in lieu of what was indicated before, which was a PVC trim. The aesthetic, the look, the profile, everything is going to be identical.

One last change from what was previously approved to what's currently proposed is, we've eliminated the railings that were in front of some of the windows.

MR. MARTINEZ: For a reference, this is what the previous approval looked like without the final version of the rendering. It

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had a darker colored metallic roof. This shows it when it was previously a lighter color roof.

By the way, my name is Haime Martinez, planner for the applicant. I know you needed that for the record. I apologize, I should have said that earlier.

So you can see here, this is that bulkhead that's been eliminated. These are the metal railings in front of the windows, that have been eliminated.

In addition to that, the changes are essentially, you know -- the louvers, the small louvers would be painted the exact color of the material that they're coming on top of. We were unable to get a copy of the louver. We asked for one to come in, but, unfortunately, we were unable to get it in time, that's why we have cut sheets.

MR. LUCA: Why is that louver above the window, because it's in a dropped ceiling?

MR. MARTINEZ: It's not a dropped ceiling, but the equipment itself, the HVAC itself can be in a number of different places. So you can either put it on the wall and it

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1 would come out the side of the wall, or it
2 could come out from the ceiling.

3 MR. LUCA: So they're ceiling mounted
4 units?

5 MR. MARTINEZ: Yes. So the best
6 location for the ceiling mounted ones we felt
7 for the vents, were to have it come out of sort
8 of the white AZEK here. It's not going to be
9 universal that it will come out there, but
10 we're trying to minimize the look as much as
11 possible. We thought that putting it in the
12 ceiling was the best way to handle that.

13 MR. ANASTASIOU: We took a look at the
14 architecture, the layout of the rooms on the
15 inside, and based on the size of the unit and
16 also being mindful of the way that the exterior
17 is articulated with the pilasters and some of
18 the returns and some of the elements coming
19 forward in the elevation, we had to pick a
20 location that would be the least obtrusive in
21 the elevation and also worked with the
22 interior. That common denominator happens to
23 be essentially above the window.

24 MR. LUCA: I have a couple of
25
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1 comments. Everything you eliminated, was what
2 I liked about this building. The metal diamond
3 shaped roof was one of my favorite things. The
4 metal work on the windows was my second
5 favorite thing, and the crispness of the Fypon.
6 So obviously, everything you've done is to
7 bring the cost of this building considerably
8 down. So that's why this is being done. The
9 individual units for each apartment compared to
10 roof top units. The grill I just think
11 looks -- I don't know if I'm going to notice it
12 or not, but it just doesn't -- in my opinion,
13 if there's going to be a grill outside, it
14 should be a linear grill that's the same size
15 of the window itself, not just a round 8 inch
16 diameter over each. It's just making this
17 building not what it should be.

18 MR. ANASTASIOU: There is an option
19 for a grill that has the two louvers within a
20 rectangular element.

21 MR. LUCA: When I mean linear grill, I
22 mean like the width of -- let's say the width
23 of the windows is two double hungs is 5 feet
24 long, the grill should be 5 feet long so it
25

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1 matches and doesn't look like it was placed
2 after the fact.

3 Again, my favorite part was that
4 metallic scalloped roof. That made this
5 building stand out with the mansard roof. Now
6 we're going to an asphalt shingle roof. All
7 the grill work -- the grill work changed twice
8 too. The first design, the grill work was much
9 nicer. You simplified it. Now you eliminated
10 it. I don't like anything that was done, to be
11 honest. I'm an architect, so I mean --

12 ACTING CHAIRMAN MCINTYRE: I think to
13 that point, we did spend, you know, significant
14 time in looking at it the first time,
15 commenting on it, you guys coming back, and,
16 you know, addressing some of those initial
17 concerns we had in terms of the architecture
18 and, you know, the aesthetic. To my
19 colleague's point, you know, those specific
20 items are now no longer part of the project.
21 I, you know, have worked in the construction
22 and sort of design field for many, many, years,
23 and these vents look like something --
24 certainly not, you know, like PTAC unit vents
25

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1 or something you would see on the facade of a
2 building, certainly a building, you know, as
3 nice as this was. It almost looks like it's
4 some sort of a dryer vent, you know, on obscure
5 elevation of a building. I think as an
6 architect, I think you would have to agree, you
7 know, that this is not becoming to, you know,
8 this elevation and this, you know, style of
9 building that, you know, was initially
10 designed. It's not in keeping with the initial
11 design. Certainly, in what I've seen, and
12 certainly in my experience, this is not
13 something I've really seen before. I think
14 it's out of place. I would agree, I think the
15 scalloped, you know, roof gave this a
16 tremendous amount of character, and, you know,
17 the railings on the windows, like, is all of
18 this -- like, what's driving all of this? Is
19 it all value engineering looking to reduce
20 cost?
21

22 MR. ANASTASIOU: Regarding the
23 louvers, I think one thing we could do is maybe
24 go back to the manufacturer and see if they
25 offer some kind of option to work within more

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1 of a linear geometry as opposed to what's shown
2 here.

3 MR. MARTINEZ: I want to jump in there
4 a little bit. The challenge with these units
5 --

6 MS. UHLE: You need to speak in the
7 microphone because we have a stenographer.

8 MR. MARTINEZ: Sorry. Yes. So these
9 are highly efficient units, right. So part of
10 the problem with having any sort of heating/AC
11 system that's in the roof is, that you need to
12 get refrigerant lines down, you have to vent
13 throughout the property, and that come does
14 come at a cost. I'm sure everybody here, if
15 you are in the business, then you know that
16 construction costs have gone up significantly
17 over the past few years. That's a reality I
18 think that every builder is dealing with.

19 So we're not trying to, you know,
20 produce any sort of product here that is out of
21 character with the neighborhood and with the
22 community. If you look at every single
23 property that's adjacent to this, the CVS, the
24 residential building on the corner of Brook and
25

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1 Ray, The Enclave that's right across the street
2 from us, all of them have asphalt roofs.
3 100 percent of them have a sort of dark gray
4 asphalt roof that is that color. It's not
5 quite as nice of an architectural style. We do
6 understand that, like, best case scenario if we
7 could have the nicest metallic roof, we would
8 love to keep it. Unfortunately, with costs
9 being what they are, that was a consideration
10 we had to. The Ephoca units are a little bit
11 of a cost savings, but they're also just more
12 sustainable. I think that's an important piece
13 of it. So there's no noisy condensing units on
14 top of the roof anymore, which was, at least my
15 understanding, was a concern. Part of the
16 height of the building, the bulkhead that came
17 out on the height of the building during the
18 previous discussions of this, was a part of the
19 concern. So that bulkhead is gone. The height
20 of the property is down. So that is, in a
21 certain level, trying to be consistent with the
22 concerns that we heard.

23 Specific to that, the alternate
24 options for us really are to essentially put
25

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1 something that would be lower, that would have
2 to remove an entire panel of windows. You
3 could replace -- they do have a lot of examples
4 where people have replaced the windows and
5 created large louvers that are, you know, 2
6 feet high. That's really not the look that I
7 think anybody wants to see here. So we're
8 trying to make concessions, obviously, to
9 something that makes more sense. That's how we
10 landed at this one. So it wasn't without
11 thought where we said, oh, let's just put it
12 where we can fit it. There was a lot of
13 thought and consideration that went into trying
14 to place those louvers. There are straight
15 louvers, and I'm sure there's probably a way
16 for us to architecturally make them look like
17 they fit a little bit better. Other than
18 putting up a mock louver for the run of the
19 entire window and just having those louvers sit
20 within it, that's really kind of the only
21 option that there is. I think we would be open
22 to that idea, some sort of mock louver, but
23 moving it to another location and keeping those
24 HVAC units, would create all sorts of
25

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1 additional challenges that are not going to
2 improve the building; right?
3 ACTING CHAIRMAN MCINTYRE: I'm not
4 sure I agree with everything you said. What
5 you've just said is everything that's, you
6 know, driving this from a VE standpoint. I
7 just think that our roll on this board is to
8 review and sort of offer our comments and
9 recommendations as to, you know, what's
10 presented to us, and this is probably the third
11 time that we've seen it. The initial
12 presentation, we offered feedback. You came
13 back, and at that point we felt that that was a
14 good compromise. Now here we are, we're
15 probably, you know, back, you know, minus two
16 at this stage. Not even at zero. I understand
17 what you're saying, but this shouldn't be a
18 compromise for this board, right, because we
19 want to make this building as nice as it can
20 be, and as architecturally aesthetic and
21 aesthetically pleasing as it can be. I think
22 what you're hearing is, that what you're
23 showing us is not necessarily resonating with
24 some of these changes that you made. If two
25

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round, you know, ducts penetrating the facade of the building is the best you can come up with, then I would ask you to go back and, you know, revisit that.

MR. MARTINEZ: Okay.

MR. ANASTASIOU: If I may. In my opinion, I hear what you're all saying, and I would just like to take the opportunity to maybe have a little reset in terms of how we're viewing this because, in my opinion -- again, I wasn't at the prior approvals. I'm now involved with the project, hopefully when it gets into construction, and I would just like to offer that with what we've presented here, I feel that this is a very handsome and elegant building even with the architectural grade asphalt shingles. I know we're looking at it through the lens of originally proposed metallic shingles, but even as you see it here, I think the composition, the materials, everything is complimentary, and asphalt shingles are a roofing material. I hear what you're saying, it's not a metallic shingle.

Regarding the louvers, I think what we

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can do is, go back to the manufacturer and see if there's something else that they offer that has a little bit more of a rectilinear feel to it. Maybe that will help working with rectangular window as opposed to the round louver. But I do want to point out that we put a lot of effort into where these were placed. As you know, some of these corner units, they have two bedrooms. We went to the effort of placing them so they wouldn't be on the Ray Street elevation. So some of them are on the return, some of them are on the rear. We are very mindful of the aesthetic. It's a reality of the world that we're in right now that we do have to take economics and availability of material all those issues into consideration. That's not to say that, you know, it takes away from your responsibility being the Architectural Review Board, but we are working trying to come up with solutions that maintain the overall overriding elegance of the building, which I feel that we've done even with these substitutions.

ACTING CHAIRMAN MCINTYRE: Okay. I

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respect your opinion.

MR. ANASTASIOU: Thank you. That's all I could ask.

ACTING CHAIRMAN MCINTYRE: Are you guys finished? I would like to maybe give the public an opportunity to speak?

I would like to make a motion to open the public hearing on Application 22-47, 5 Ray Place. Do I have a second.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: If we have any members of the public here this evening that would like to speak regarding this application, I would ask you to come up to the podium, introduce yourself, and say what you would like to say. Anybody here?

MR. GARCIA-BOU: Take the microphone.

MS. NEMECEK: Microphone, please. On the podium.

MR. KAMA: Hey. So I'm Sean Kama (Ph.) from 24 Ray Place. I will be looking at

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the construction the whole time from my patio, that's exactly where I live, directly across. I love that you called him out on the aesthetics of the building, which I really do appreciate. I really do appreciate that. I do get that the economy is pretty hard, but, you know, I've owned an insurance company for the last 31 years, I deal with a ton of construction companies. I create the CAPTA, the self-insured, I pay the claims, I see construction sites. Everybody has the best intentions at all times, but you really just scared me because you just said that you have to bring your cost down in order to, you know, be able to make a profit on the building. We've gone over this for, what, two years now? We hired an attorney.

My concern is this, is that --

everyone knows where this building is; correct? It's the steepest slope ever. My son got his license three years ago, that big snow storm. I'm calling him. He's in I think it was Acme at the time. I left a voice message, Brendan, please don't go down the hill. The brand new

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1 Jeep, he goes right into the wall right there.
 2 That's all I keep on thinking about when this
 3 is going to be a structure that's going to be
 4 built. Again, this is all I deal with.
 5 Scalamandre Construction, I deal with all of
 6 them. Simone. You name it. I deal with all
 7 of them. I do the insurance for them to pay
 8 all the claims for any of the problems.
 9 The thought process that I have is,
 10 what happens with the rock that is on this
 11 hill, because it is all rock? Is there going
 12 to be blasting done? They said there's not
 13 going to be blasting done, but of course
 14 there's going to be blasting done. How are you
 15 going to take this rock and get rid of it?
 16 What is going to happen with the vibration
 17 because we have a beautiful building at 24 Ray
 18 Place? I think it's been there since, what,
 19 1986. We keep this place up. It's like
 20 unbelievable. The people that live there,
 21 average age is 75. I think the attorney that's
 22 on the Board, his mother lives on my floor,
 23 lives right next to me. I am so concerned and
 24 really nervous that the people that are walking
 25

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1 up this block -- DeCicco are my friends, these
 2 people actually do the insurance for them as
 3 well -- is that when these people are coming
 4 up, coming down, coming out of this center,
 5 coming up, going up the hill, they can't get it
 6 done now. During Christmas, New Years,
 7 Thanksgiving time, the cars were all stacked up
 8 down the hill. Nobody could get up, nobody
 9 could get down, the honking is going crazy.
 10 When there is construction going on -- the only
 11 reason I came up here is I want to be on the
 12 record, I want you guys to really understand
 13 what's going to happen here. Whenever you
 14 decide to do this construction, there is going
 15 to be a problem with that rock, and that CVS
 16 going down that hill, and those people going
 17 down that hill, and there's no traffic light
 18 sitting there. I read the protocols with the
 19 rock excavation. They're going to be doing
 20 different tests with the vibrations.
 21 Especially the vibrations of my building.
 22 What's going to happen with the vibrations in
 23 our building when all of a sudden there's a
 24 crack on there? Are you also going to maintain
 25

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1 insurance for the buildings that are all
 2 around, because there has to be a global
 3 insurance going on around there? I know you
 4 say you're going to take care of the claims,
 5 but do you know how long these claims take to
 6 get paid? And you have to prove it at that
 7 time.
 8 What I'm saying is this, the building
 9 is going to be a handball court in front of us.
 10 We're never going to see the sun ever again,
 11 that's number 1. That's a selfish way. But
 12 number 2 is, the safety of this and being --
 13 you guys must know something about
 14 construction, right, because you're on this
 15 board. You now what happens in construction
 16 with rock, especially in Westchester. This is
 17 not Long Island, right. This is not
 18 Connecticut. This is where all the rock is.
 19 To get rid of that rock, the vibrations that
 20 are going to go on there, they're going to have
 21 to blast. The -- I cannot even believe you're
 22 going to go up this hill and you're going to go
 23 down this hill. DeCicco's is packed. It's the
 24 best store we have in Eastchester now. It's
 25

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1 phenomenal. They do a great job with customer
 2 service as well. I want to be on the record,
 3 and I don't want to say it, but I'm going to
 4 say it, something is going to happen, and then
 5 everybody -- you're not even going to believe
 6 what's going to happen. We had like 500
 7 signatures, just the people at CVS going, what
 8 are you talking about. Nobody even knows about
 9 this. They don't even know.
 10 I love Eastchester. It's a great
 11 place to live. I mean, you guys are great,
 12 very patient, and I'm glad you're so thorough,
 13 but remember I said this -- I've only been
 14 doing it -- I didn't want to go into the
 15 insurance business, I wanted to be a women's
 16 professional soccer coach, but I'm telling you
 17 this, all I deal with are construction
 18 companies. This is all I deal with is at the
 19 end, who gets hurt, what happened, what
 20 happened here, this guy fell into this, knocked
 21 20 feet under. That's what we insure. This is
 22 all I do for a living. That's the only reason
 23 why I'm here. This is going to be a nightmare.
 24 Thank you.
 25

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ACTING CHAIRMAN MCINTYRE: Thank you.

MS. GABRIELE: Hi. Pat Gabriele, 24 Ray Place. I just have three questions.

You said that the bulkhead that's being taken off the roof is going to reduce the height. How much is it going to reduce the height by?

MR. ANASTASIOU: By a few feet.

MS. GABRIELE: A few feet?

MR. ANASTASIOU: Yes. The air bulkhead, maybe by about 5 or 6 feet. The elevator bulkhead, probably by about 8 feet or so.

MS. GABRIELE: Okay. You also mentioned that the louvers are -- the louvers like you have right now, they are not on the Ray Place side, they're on the other side?

MR. ANASTASIOU: They're on all four sides of the building.

MS. GABRIELE: Oh, so the Ray Place side will have the louvers on the windows?

MR. ANASTASIOU: I'm sorry.

MS. GABRIELE: The Ray Place side will have the louvers on the windows too?

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MR. ANASTASIOU: We tried to move them away from the Ray Place side, but there is a unit at the corner, we were able to put them on --

MS. GABRIELE: Those. In the submission you put to the board, you said that there were 18 units. I thought that there were 21 originally. Did that change?

MR. ANASTASIOU: Yes. There was a reduction to 18.

MS. GABRIELE: When did that happen?

MR. ANASTASIOU: Maybe about a year ago.

MS. UHLE: So during the design phase, that's pretty common. They were approved for 21 units, and the parking analysis and traffic analysis was done on 21 units. They would not have been permitted to add units, but you can certainly decrease the number of units. Just an example, the apartment building on Jackson Avenue, they proposed 117, were approved for 117, they constructed 115. It's when they start doing the more detailed floor plan.

MS. GABRIELE: Okay. That's fine.

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MR. FASCIGLIONE: My name is Michael Fasciglione, 43 Woodruff Avenue. 62 year member of the north end of Eastchester. As a member of the North Eastchester Civic Association, we were quite against this entire project. We thought that it was certainly an over structure for our area. However, understanding that that's not your purview right now, my question is going to be directed towards the architectural situation.

Basically, one of the questions was answered. The overall height of the building will be shortened, will be lowered a bit. My question is, the architect mentioned the fact that the elevator bulkhead will be removed; is that correct?

MR. ANASTASIOU: Prior, what was approved, it was demonstrated that the roof had access via the elevator. That is no longer the case. So therefore, the full story of an elevator bulkhead has been eliminated.

MR. FASCIGLIONE: I see. So does that mean there will be -- just to repeat myself or to repeat what was said earlier -- there will

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be no access to the roof by the residents? There will be no green space available? My understanding was, that the green space was an integral part of the entire overlook of the entire building as sort of an appeasement to the people who live right across, the Enclave people, who will be looking at this over building, this structure. They said there would be a green space at the top area. Has that been removed?

MS. UHLE: My recollection and my understand was, that the applicant had proposed -- again, it was not considered or called a green roof, it was considered an outdoor area or terrace that people could sit. I think some residents of the Enclave somewhat objected to that because of seeing people and activities up there. That will be something that they'll need to address with the Planning Board with regard to the elimination of that space. It was never really thoroughly designed out. It was more of an understanding that there would be some accessible space for residents only within the building.

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MR. FASCIGLIONE: Therefore, I am correct in understanding that our understanding at the time was that there was going to be a green space?

MS. UHLE: That there was going to be rooftop access for residents, yes, and that they're no longer proposing that, that's correct.

MR. FASCIGLIONE: That change has been made, and it will have to be addressed with the Planning Board at the time?

MS. UHLE: Yes.

MR. FASCIGLIONE: Thank you. My question now addresses these louvers. I'm not quite sure -- I've got a rendering of what they will look like. I'm not quite sure as to, number 1, how many are there in this entire building, number 1. Number two, where will they be positioned? Will they be above the windows? Will they be visible to the residents on Enclave, which are right across the road from them?

The next portion of that question is, will there be a noise factor to these louvers?

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If they are heating and air conditioning, is there some sort of a motor concept there, which will further upset the people that are living right across the road at the Enclave?

So those are basically my three questions about the louvers. How many; where are they; and will there be a noise factor? Can those answers be given and or can those questions be answered?

MR. ANASTASIOU: The way that those units work, each bedroom and each living room needs its own unit. So therefore, above the window of each living room and each bedroom, there will be a unit, and each unit has two louvers. I could take you through each elevation to indicate where the louvers are located. I think you probably have access to the plans because they've been uploaded to the website.

MR. FASCIGLIONE: Will that be 36? 18 units, 2 each unit.

MR. ANASTASIOU: I would have to calculate the number. I couldn't tell you right now how many actual louvers there will

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be.

MR. MARTINEZ: There are two louvers for each unit. Some apartments will have more.

MR. LUCA: 72.

(Discussion amongst the audience.)

MS. UHLE: Tom, can you show them on the elevation?

MR. ANASTASIOU: There will be no noise from it because that's just for air. I might add that we've eliminated all the condensers that were on the roof, which would be a more likely source of noise than here. Overall, I think you'll experience a reduction of noise.

MR. FASCIGLIONE: I'm not an engineer -- I'm sorry to talk from here -- but how do they operate? There has got to be a motor. Something has to run these.

MR. ANASTASIOU: The unit is in the apartment.

MR. FASCIGLIONE: So it's an internal unit that's run through each separate apartment?

MR. ANASTASIOU: If I could give you

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an analogy -- not a perfect analogy -- you see that unit there, it's not exactly like that because that has a separate condenser unit which would have been, let's say, on a yard somewhere on a pad or up on a roof, but if you can envision something like this, probably smaller, it would be right up against the wall there, and there would be a connection to the outside with two louvers. So the unit is on the inside.

MR. FASCIGLIONE: Where would they be?

MR. ANASTASIOU: They would be right above the windows in each instance.

MR. FASCIGLIONE: Can you demonstrate that?

MR. ANASTASIOU: I can. If you look at the screen over there, this is the Ray Place elevation. So in this central area here -- again, these louvers are only where there are units. The bottom two floors that have the parking, they're not going to have louvers, so it's just the top three floors. They're essentially above the windows in this line. Here's another three windows that are stacked,

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so the louvers will be above the window. They also occur here in the top floor. We're going to have the louver be the same color as the surrounding material to help them blend in with that surrounding color. If you note on the corner here and on this corner, there are no louvers because this corner unit here has windows on the adjacent elevation. So to minimize the amount of louvers on Ray Place, we placed those on the other elevations.

MR. FASCIGLIONE: Thank you.

MR. ANASTASIOU: You're welcome.

ACTING CHAIRMAN MCINTYRE: So these louvers, right, are these diffusers, are they like for -- it's like exhaust, it's heat dissipation and like fresh air intake; is that the reasoning for two of these?

MR. ANASTASIOU: I'm not an engineer. I don't exactly know. I think one is for air flow.

ACTING CHAIRMAN MCINTYRE: You need fresh air intake; right?

MR. LUCA: So it's basically like a direct vent.

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MR. MARTINEZ: It has the air intake in.

MR. LUCA: The next question is going to be, besides aesthetics, am I going to see condensation or steam or anything dripping down the elevation?

MR. MARTINEZ: No.

MR. LUCA: So it's not like a direct vent to a boiler, let's say, that you see the steam actually coming out?

MR. MARTINEZ: I'm sorry, can you say that again.

MR. LUCA: It's not like a direct vent boiler where you actually see --

MR. MARTINEZ: Oh, no. No, not at all. Obviously, any air blowing against anything is going to make a little bit of noise, but these are not for making noise. The condensers that you would have in a traditional HVAC unit on top, these were going to have their own individual condensers per unit, but those are all eliminated now.

MR. LUCA: So it's like a hotel?

MR. MARTINEZ: Yes. Those are gone

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from the roof. Those do make noise.

MR. ANASTASIOU: These are all electric, so there's no combustion involved. I don't believe there's exhaust in that sense of the word. I think this is a little bit more air flow.

ACTING CHAIRMAN MCINTYRE: Well, I think by code you need fresh air intake, right, to bring fresh air into the space, and I'm assuming the other one, if you have two, one is for heat dissipation, and the other one is probably for fresh air intake. That's what I would assume.

MR. ANASTASIOU: I just didn't want to make it seem as that one is exhaust in the sense that fossil fuels are involved and combustion. It's not like that. It's intake and outtake.

ACTING CHAIRMAN MCINTYRE: Right. You said there are known on the first floor, right, or the second floor?

MR. ANASTASIOU: There aren't any on the first floor or the second floor. That's where the parking is. These are only where

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there are units, on the third, fourth, and fifth floors.

MR. MARTINEZ: They're paintable, these louvers, so they will be painted the exact color of the brick material, or the exact color of the AZEK, or the exact color of the roof material.

MR. GARCIA-BOU: Can you get them in the colors?

MR. MARTINEZ: No. They're paintable. They don't come produced in any specific colors except for white.

ACTING CHAIRMAN MCINTYRE: Just for my own edification, do you know offhand the air conditioning brand or manufacturer?

MR. ANASTASIOU: Ephoca.

ACTING CHAIRMAN MCINTYRE: That's on the attachment?

MR. ANASTASIOU: I think it's E-P-H-O-C-A.

MR. MARTINEZ: They're originally coming out of Europe. One of the things that really attracted us to this when we were looking at it, obviously the fact that it's a

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1 very high functioning system, is that they had
2 it on these old Italian castles. They had
3 images of it.

4 MR. GARCIA-BOU: It does say right
5 here, it can be delivered in any custom color
6 in baked enamel factory finish.

7 MR. ANASTASIOU: That's good.

8 MR. GARCIA-BOU: So you could get it
9 in the color you want.

10 MR. MARTINEZ: I apologize.

11 MR. ANASTASIOU: Our intent is to
12 match the adjoining color.

13 ACTING CHAIRMAN MCINTYRE: Okay.
14 Anybody else?

15 MS. NEMECEK: Yes. I have an issue
16 with the roof. I know you said there are other
17 asphalt roofs, I understand that, but they're
18 not mansard roofs with asphalt. The mansard
19 roof is what's giving this building character,
20 and you're removing that, and you're
21 sandwiching it by putting this little hat on
22 the building, and I don't think that's a great
23 color. The last time we had the metal roof, it
24 was a different tone, so it matched the

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1 building a lot better. This is a totally
2 different color and material, which has a
3 different sheen. So it doesn't serve any
4 aesthetic purpose anymore.

5 MR. MARTINEZ: So this is the
6 existing. We did look at a couple of different
7 kinds of materials when we were trying to think
8 about this. We originally looked at this
9 carriage house style and this slate. From a
10 distance, these two both have sort of similar
11 slate effect. As it happens, we have a
12 property that's an apartment building, that we
13 also have an office in in Pleasantville right
14 now, that also has a mansard roof that has this
15 asphalt shingle.

16 MR. LUCA: The shape of the original
17 metal tile was that shape, or was it like a
18 diamond?

19 MS. NEMECEK: It was a diamond.

20 MR. LUCA: Wasn't it a diamond shape?

21 MR. MARTINEZ: This was a dragon scale
22 style, and I don't think we were able to find a
23 direct analog. We're not changing the shape
24 the roof, we're only talking about the

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1 material.

2 MS. NEMECEK: I know, but the metal
3 roof was a diamond shape. You have to admit,
4 metal has a sheen, and it has a different
5 finish, and it has a different aesthetic than
6 that.

7 ACTING CHAIRMAN MCINTYRE: It was a
8 richer, more chateau kind of, you know --

9 MR. LUCA: More dimension as well.

10 MR. ANASTASIOU: We're not arguing
11 that it's a different material. We're saying
12 that we're proposing this, and we're trying to
13 choose a shape that somewhat resembles the
14 original diamond shape of the metal shingle.

15 These have a little bit of an angular
16 articulation. We can go with the black pearl
17 there that has a little bit of a speckled look
18 to it. Imagine this shape with this color
19 here. There are little speckles in there that
20 might add a little reflection to it, rather
21 than being a solid matte black. The shapes are
22 all staying the same. The mansard is still
23 there. Everything else is the same. It's just
24 a material change. I'm not minimizing it, I'm

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1 saying we didn't change the shape of the
2 mansard at all.

3 MR. MARTINEZ: There are other
4 colorations. Again, we picked the color we
5 thought made sense. There are other colors.

6 MR. LUCA: Is the black granite the
7 darkest color?

8 MR. MARTINEZ: The black granite is
9 the color we have here. It is not necessarily
10 -- yes, it is kind of the darkest color. The
11 other options for this one are this smoky
12 quartz, New England slate, fieldstone.

13 MR. LUCA: Is the black granite the
14 bottom left?

15 MR. MARTINEZ: The black granite is
16 the one here, the darkest.

17 MR. ANASTASIOU: That's labeled black
18 granite.

19 MR. LUCA: That's going to just read
20 like a black sheet. You can't see the applied
21 shadow on it.

22 MR. MARTINEZ: If you like smoky
23 quartz, I think we would 100 percent respect
24 your opinion and change it to smoky quartz.

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 2 MR. ANASTASIOU: Did you want to
 3 comment?
 4 MS. UHLE: Yes. I was going to say,
 5 can you continue with the public hearing, and
 6 then you can get back to some of the details.
 7 Thank you.
 8 MS. SILVER: My name is Joan Silver.
 9 I'm a new owner at the Enclave. My question
 10 is -- and I don't know if it was -- since I'm
 11 new, I don't know what went on at all the other
 12 zoom, etcetera, etcetera. Everything looks
 13 very flat. The roof looks flat, over the doors
 14 looks flat. My question is, as we have snow
 15 and as we have ice, how are they protected? I
 16 recently moved from a place where we had to put
 17 extra protection up in the roofs and up in the
 18 attics because nothing was melting. So, the
 19 shingles were breaking, the roof was getting
 20 holes. By doing some of this other business,
 21 we were able to protect our roof and our
 22 shingles. We actually saw, you know, snow and
 23 things moving off. I just want to know, what
 24 is -- how is this being handled for the fact
 25 that the roof is flat, over the doors are flat?

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 2 MR. ANASTASIOU: I'm sorry, you were
 3 facing that way, and I didn't catch all of your
 4 comments.
 5 MR. MARTINEZ: Again, we have a
 6 building with the same style roof just like
 7 that.
 8 MS. SILVER: I said everything is
 9 flat, and flat make me nervous, unless there's
 10 something that's going to make sure that it
 11 just doesn't sit there if there's a heavy snow
 12 fall or ice.
 13 MR. SARACENO: John Saraceno. I'm
 14 with the development team. Are you referring
 15 to the roof, like snow sitting on the roof, or
 16 snow sitting on the sidewalk and the driveway?
 17 I'm confused as to what you're referring to
 18 when you're saying, flat.
 19 MS. SILVER: The roof looks flat.
 20 MR. SARACENO: So you're saying how
 21 are we dealing with the snow that's going to
 22 sit on the roof. It's just going to melt
 23 naturally and go into the --
 24 MS. SILVER: What I can see, it's
 25 flat, and --

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 2 MR. SARACENO: What you're not seeing,
 3 what you're not understanding is, there is a
 4 parapet. So the roof itself -- the wall above
 5 here -- if you want to turn this around -- this
 6 is a parapet wall. The roof is actually below
 7 this roof line, the top of the roof. So there
 8 is --
 9 MS. SILVER: What about these?
 10 MR. SARACENO: These are not that deep
 11 of -- these are not too deep. So the snow will
 12 sit on there and just melt off.
 13 MS. SILVER: But the ice and snow --
 14 MR. SARACENO: It will shed down.
 15 It's not deep enough to carry snow. It's like
 16 a --
 17 MS. SILVER: He was talking about
 18 insurance and people getting hurt. Let me tell
 19 you, I lived in a place, 80 years old --
 20 MR. SARACENO: We are property owners,
 21 we are accustom to getting sued on a fairly
 22 regular basis. I don't ask for it.
 23 MS. SILVER: You have a little ridge
 24 and --
 25 MR. ANASTASIOU: Behind this is a flat

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 2 roof.
 3 MS. UHLE: I don't want to speak for
 4 you, Mrs. Silver, but I thinks she's not really
 5 talking about potential safety concerns, I
 6 think she's talking about -- correct me if I'm
 7 wrong -- sort of maintenance concerns. You're
 8 talking about maintenance concerns that you
 9 were aware of in a previous building, I think,
 10 you know, leaky roofs and that kind of thing.
 11 MS. SILVER: You have to have gutters
 12 and you have to clean off things. The point
 13 is, that something could happen on a Friday
 14 night to Saturday morning, you're not going to
 15 have somebody there to clean off everything
 16 immediately. You're not even going to know
 17 about it.
 18 MR. SARACENO: Again, we are property
 19 owners. We own property in the city and in
 20 Westchester County. We are property owners.
 21 We own property in and around Westchester
 22 County and in the City, so we deal with this.
 23 We deal with the snow and we deal with the ice
 24 every winter.
 25 MS. SILVER: You're telling me that I

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1 don't have to --

2 MR. SARACENO: Yes. We work with
3 staff and companies that come in and maintain
4 all of our parking lots, our sidewalks, our
5 buildings. So there's no issue.

6 MS. SILVER: Are they heated?

7 MR. SARACENO: The sidewalks are not
8 heated, unfortunately.

9 MS. SILVER: Did you notice the
10 sidewalk goes around, but I didn't see any
11 place for extra parking?

12 MR. SARACENO: On our site?

13 MS. SILVER: All I saw was a double
14 door going to the garage parking.

15 MR. SARACENO: There's two parking
16 lots. There's this and then there's one up
17 here.

18 MS. SILVER: This one?

19 MR. SARACENO: No. That's the
20 entrance to the building. Here's the one and
21 then --

22 MR. ANASTASIOU: This is the other one
23 here.

24 MS. SILVER: Is this open air parking?

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1 MR. ANASTASIOU: Yes.

2 MS. SILVER: It would be like guest
3 parking or something?

4 MR. SARACENO: I wouldn't necessarily
5 say guests.

6 MR. ANASTASIOU: For the residents.

7 MR. SARACENO: For the residents. I
8 don't know who --

9 MS. SILVER: There are several rules
10 I've heard about; one and a half spots for two
11 bedroom apartments --

12 MR. SARACENO: We've gone through that
13 with the Planning and Zoning Board.

14 MS. SILVER: Are you doing gas or
15 electric?

16 MR. SARACENO: Electric.

17 MS. SILVER: Complete electric?

18 MR. SARACENO: Yes. There's no gas.
19 You're almost not allowed to do gas anymore.

20 MS. SILVER: All electric.

21 MR. SARACENO: This way. Just for the
22 record, the thing about being sued all the time
23 was a joke, but it's something we are aware of
24 being property owners.

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1 MS. UHLE: Enda, do you want to see if
2 there's anybody else?

3 ACTING CHAIRMAN MCINTYRE: Yes. Is
4 there anybody else, any other members of the
5 audience that would like to speak?

6 MR. SWEENEY: Good evening. Frank
7 Sweeney, 22 Lakeview Avenue. Happy New Year,
8 everybody. I appreciate your efforts.

9 Just administratively, Margaret, how
10 many people were noticed on this application
11 tonight?

12 MS. UHLE: Property owners within a
13 200 foot radius of the site boundaries.

14 Because of the issues with the notice, you
15 know, for the prior go around when it was done
16 a couple of times, I do know that the applicant
17 was very careful to do the notices properly and
18 to coordinate with Carol in my office. I can't
19 tell you off the top of my head how many
20 people, but we did receive the list, we
21 received the mailing receipts, and, as I said,
22 my understanding is they were very careful that
23 mistakes weren't made. My understanding is,
24 they even sent a couple of letters

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1 internationally.

2 MR. SWEENEY: You don't have an exact
3 number?

4 MS. UHLE: No, I do not. The law
5 requires all property owners, including the
6 condo owners, are notified within a 200 foot
7 radius.

8 MR. SWEENEY: I guess can I ask the
9 people from the Enclave, were all the people
10 noticed within the.

11 (Speaking from audience.)

12 MS. UHLE: A couple of things. Anyone
13 that's here, is considered having been noticed,
14 even if they didn't receive a letter because
15 you obviously are aware of it. There was an ad
16 in the newspaper. Unfortunately, and I believe
17 it was done prior to this, but our Zoning Law
18 for the ARB says, that the notice shall be
19 postmarked no less than five days prior to the
20 meeting. The Planning Board and the Zoning
21 Board, it's no less than 10 days prior to the
22 meeting. I think sometimes for ARB, that five
23 day postmark -- hopefully everyone received it,
24 but the law says, postmarked no less than five

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1 days prior to the meeting.

2 (Discussion from the audience.)

3 MS. UHLE: It has to be postmarked. I
4 think that's an issue with our Zoning Law.
5 Planning Board and Zoning Board is no less than
6 10 days postmarked. So if somebody goes by the
7 letter of the law, they postmark it five days
8 before the meeting, you just hope that the Post
9 Office gets it to you in time. I do know the
10 applicant did mail it out sooner than that. As
11 I said, they worked very carefully with Carol
12 in my office because we were all paranoid about
13 doing it correctly.

14 MR. SWEENEY: Just one last question.
15 Was the commercial broker for DeCicco's noticed
16 for this meeting tonight?

17 MS. UHLE: The property owner would
18 have been noticed.

19 MR. MARTINEZ: If you go to -- they
20 have a wonderful system, PAS system. You have
21 to go to a terminal and you have to look up
22 every single SBL. So the process starts with
23 getting the list of all the SBL's and the
24 addresses from the county, which gives you

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1 every single address. Then you have to go to
2 the PAC system, and you have to check for any
3 owners of property that are under that. So for
4 24 Ray Place, there are like 24 different
5 owners; one in Hong Kong; one in Tokyo. Many
6 of them do not live in the building. So all of
7 the other property owners, there's Urstadt
8 Biddle owns a property, we had to send one to
9 CVS, Massachusetts. The list is there. She
10 has the list. It's in the file.

11 MR. SWEENEY: The only reason I bring
12 it up, we just come through the holiday season,
13 and as anybody knows that lives in the north
14 end or anybody who has attempted to go to
15 DeCicco's during the Christmas holidays, I'm
16 telling you, you could ride around for a half
17 hour and not find a parking space.

18 MS. UHLE: Mr. Sweeney, I think
19 everybody is clear about this, but I don't want
20 to get too off track. This, for better or for
21 worse, has already been approved. Traffic
22 studies, engineering studies, definitely more
23 to do as conditions of approval with regard to
24 rock removal protocols, that sort of thing, but

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1 it's really here before this board for amended
2 architectural review approval. I just don't
3 want to get too off track on some other things
4 that this board has zero authority to consider.
5 With regard to anything with regard to
6 the notice or anything, you are welcome to come
7 into my office or I can e-mail, fax you things
8 if you're concerned about procedural things. I
9 think, unfortunately, for traffic, parking,
10 engineering, that has been addressed, as you
11 know, and those things have been approved. Not
12 to say that before they obtain their building
13 permit, I think you all have copies of the
14 Resolution, there are some conditions of
15 approval. We are really on top of those to
16 make sure that those will be addressed. We
17 have outside consultants that are looking at
18 the architectural drawings, looking at the MEP
19 drawings. We have a structural engineer on
20 board, we have a civil engineer on board.
21 Those are all people representing the town. I
22 think the purpose of this meeting are just the
23 proposed aesthetic changes to the building, and
24 I want to make sure we concentrate on those.

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1 MR. SWEENEY: I agree. I agree.
2 That's fine. I just wanted to bring those up
3 about being notified. We wanted to make
4 everybody aware of it. The gentlemen before me
5 said no one knew about it. That's kind of
6 scary in town when things are published. I'm
7 not saying they have to read the papers or they
8 have to read their mail. This is a fairly
9 large, complex project that's going into the
10 north end, and we just like the people to be
11 aware of it. That's all.

12 ACTING CHAIRMAN MCINTYRE: Anybody
13 else?

14 MR. FIORAVANTI: Hi. Hi, Margaret.
15 Bill Fioravanti, 24 Ray Place. I guess I'll be
16 the last -- maybe I won't be the last speaker
17 tonight.

18 Quick question. I'm going to keep
19 this to the ARB because I know it's a long
20 night, I know you guys have been -- thank you
21 for coming tonight. One question I wanted to
22 address to the architecture and his colleague
23 over here, he said -- I know we were talking
24 about the, you know, amendments to the

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1 building. He walked around, he said that CVS,
2 the Enclave, the building below, the shingles
3 sort of match the composition of what they're
4 amending on the building. What I'm asking
5 is -- I mean, we've seen this explosion of
6 building in the past three, four years around
7 the whole New York City, Metro area. I mean,
8 you go to Fleetwood, they built a giant
9 building, I mean, right off the Cross County
10 Parkway. The building is red brick. It blends
11 in with other buildings in the surrounding
12 communities. I mean, go even in Scarsdale,
13 downtown in Scarsdale where they built the CVS
14 next to the train station, that building, you
15 know, kind of blends in with Garth Road. They
16 built another building in downtown Scarsdale,
17 that building is red brick. You know, it kind
18 of, you know, goes with the facade of the rest
19 of the community. What I want to ask you guys,
20 is there a difference in cost between white
21 brick and red brick?

23 MR. MARTINEZ: The white brick has
24 been approved, and the red brick is not
25 approved. If we were to propose a red brick,

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1 it's not a cost issue, it's just this is what
2 we have. That kind of material would generate
3 a whole lot of other types of changes to make
4 the design work. We can't just say we'll put a
5 red brick. The Enclave is a beautiful
6 building. It's a different style. This is a
7 beautiful building.

9 MR. FIORAVANTI: I never said it
10 wasn't.

11 MR. MARTINEZ: I don't think it would
12 look right with a red brick in the design it is
13 right now.

14 MR. FIORAVANTI: I mean, you know, you
15 go to Hudson Yards, it's a 20 billion dollar
16 project. Everything down there is glass. I
17 mean, you know, I'm not Architecture. I mean,
18 I have two degrees from Saint John's, an MBA in
19 finance. I could tell you something -- I mean,
20 you guys went to college. I mean, those
21 buildings down there all look like they're in
22 the same community. I mean, like,
23 these buildings like this -- look on North
24 Avenue, they just built two buildings across
25 the street from each other, you know, next to

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1 Iona College, and those buildings look -- like
2 look identical. This building, like Sean said,
3 this thing looks like it's from a Days Inn down
4 in, you know, down in Orlando. I doesn't
5 look -- I mean, down on Tuckahoe Road over here
6 in Tuckahoe, you know, they built a hotel
7 that's a nice building and yours looks like a
8 hotel, I mean, plop down in the middle of a
9 neighborhood.

11 You know, when there was Covid going
12 on, Sean and I -- I went to over 200 houses,
13 blocks and blocks around the area, and I showed
14 them pictures that Sean printed it up of this
15 building. They all said -- you know what a lot
16 of them said? They said, this looks like a
17 Days Inn. I said, wait until all this
18 construction comes into the area. I mean, at
19 least have this blend into the community. I
20 mean, look at Garth Road. Garth Road, all
21 those buildings for years weren't built at the
22 same time, but they all blend in. They look
23 red brick. This looks like, you know -- I even
24 had some people from Scarsdale, they were like,
25 wow, this is ridiculous you're putting this in

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1 here, it looks like a hotel.

3 I mean, I'm not saying it's -- it's a
4 beautiful building. You guys designed a great
5 building. I'm sure you guys design great
6 buildings everywhere. That's all I'm saying
7 because I'm keeping it to the ARB. At least
8 have the building, like, coincide. I mean, CVS
9 is red brick, that was built after the Enclave,
10 the building down the hill. So, you know,
11 that's all I have to say.

12 MR. LUCA: I have something to say
13 about that because this came up the last time,
14 it might have been you as well. Not everybody
15 wants to drive a red car.

16 MR. FIORAVANTI: I'm sorry.

17 MR. LUCA: Not everybody wants to
18 drive a red car. Honestly, aesthetically I
19 think is a very nice building. They did 3D
20 renderings, animation, everything. At this
21 point, you know, this board spent a lot of time
22 going through this, and everything that, again,
23 I liked, has changed. I mean, the white brick
24 I like. I like the metal roof. I like the
25 metal railings on the outside. I think the

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1 windows have changed also from the original
2 design. Always from the beginning? They
3 weren't double hung?

4 MR. MARTINEZ: No changes at all.

5 MR. LUCA: I don't know what the red
6 brick thing is. I don't want to live in a red
7 brick house. I don't think everybody wants to.
8 Everybody has their own taste. The most sold
9 cars are black, silver and white. Somebody
10 hardly ever buys a red car. So I think the red
11 is off the table. It's approved as white. I
12 think we just have to get beyond that, and
13 figure out what we want to do with this
14 building to make it the nicest building
15 possible for everybody that lives in that area,
16 and Eastchester for that matter.

17 Honestly, I think everything that's
18 been done, I'm sorry to say, and this is the
19 first time I've probably ever said this since
20 I've been on the board, you know -- again, we
21 spent a lot of time making sure this building
22 looked a certain way, and everything that we
23 did went out the window. It's all about value
24 engineering, and we can't say it's not because

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1 the roof is \$500,000 less to make it into
2 shingles, all the AC units are another \$500,000
3 less than doing the systems on the roof, and
4 the metal railings are another hundred thousand
5 dollar savings. So we're trying to cut a
6 million dollars off a building, that somebody
7 thought it was going to cost 6 million.
8 Unfortunately, we're not the builders, we're
9 not the developers, and we're here for
10 aesthetics. So when somebody presents me a
11 Ferrari and then they come back and show me a
12 Hyundai, it bothers me. That's my say, as an
13 architect.

14 (Discussion from the audience.)

15 MS. NEMECEK: Excuse me, sir, go to
16 the microphone so everybody can hear you.

17 MS. UHLE: You just have to go to the
18 microphone.

19 MS. NEMECEK: We want to hear you.

20 MR. KAMA: Silvio, I agree with you a
21 hundred percent.

22 MS. UHLE: Sean --

23 MR. KAMA: At the end of the day, if
24 I'm going to sit here and look at this --

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1 again, they don't own it, it's a rental, that's
2 why you're not putting the money into it. It's
3 a rental.

4 MS. UHLE: The board was just asking
5 you to come to the microphone.

6 MS. NEMECEK: So we could hear you.

7 MR. KAMA: I'm going to leave.

8 (Discussion from the audience.)

9 MS. NEMECEK: In the microphone,
10 please.

11 MR. MARTINEZ: It would be helpful --
12 if we do have to come back and respond to this,
13 it would be helpful to know where we could hone
14 down some of the questions. So there are a
15 number of different changes. One is about the
16 bulkhead height changes. I'm assuming you
17 don't care about that? Do you want it to be
18 taller?

19 MR. LUCA: First of all, aren't the
20 bulkheads just at the elevator and the stairs?

21 MR. MARTINEZ: Yes.

22 MR. LUCA: It's 7 percent of the whole
23 roof, so that shouldn't be an issue with the
24 homeowner. It's actually coming down. You

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1 don't want them taller, you want it to go
2 lower. They're eliminating that.

3 ACTING CHAIRMAN MCINTYRE: That's a
4 positive.

5 MR. LUCA: That's a positive.

6 MS. GABRIELE: But if they go back to
7 the other thing without the louvers --

8 MR. LUCA: I don't think they're going
9 to go back to that. We're just trying to make
10 the aesthetics --

11 MR. MARTINEZ: If we had condensers on
12 the roof, I don't know that we need the
13 stairwell for the bulkheads, but you're going
14 to have loud condenser units.

15 MS. GABRIELE: How loud are the
16 louvers?

17 MR. MARTINEZ: The louvers aren't
18 going to make any noise. I don't think you'll
19 ever hear -- if there were condensers there, I
20 doubt you could hear them at the Enclave, but
21 they certainly make more noise than the
22 louvers. The louvers don't make noise.

23 MR. ANASTASIOU: When the
24 consideration was made for this system change,

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1 now that there is no more condensers on the
2 roof, there wasn't the need to have a bulkhead
3 go up to the roof because there's no condenser
4 on the roof. So we were able to eliminate that
5 stair bulkhead. So there's a positive there.
6 I acknowledge we have louvers, but we
7 eliminated the condensers on the roof, and you
8 were able to see them on the rooftop as opposed
9 to --

11 MR. MARTINEZ: The Enclave is higher.

12 MS. UHLE: It's getting so that
13 they're having conversations and we're having
14 conversations.

15 ACTING CHAIRMAN MCINTYRE: Yes. If I
16 may ask, because you guys are having an
17 independent conversation and we're --

18 MR. MARTINEZ: I would like to move
19 forward with the other components.

20 ACTING CHAIRMAN MCINTYRE: I just have
21 a question because this package that you
22 submitted, it doesn't sort of clearly identify
23 or certainly satisfy some of the questions that
24 I have, and maybe I'm a little bit ignorant.
25 The bulkhead on the roof was the elevator

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2 bulkhead -- I thought that was referenced
3 earlier -- and that was eliminated. So the
4 elevator is not stopping on the roof level,
5 it's stopping on the level underneath, so
6 therefore, you don't have to extend it up onto
7 the roof; is that correct?

8 MR. ANASTASIOU: There's an override,
9 but there isn't a stop on the roof anymore.

10 ACTING CHAIRMAN MCINTYRE: So
11 therefore, the elevator bulkhead doesn't have
12 to extend above the roof level?

13 MR. ANASTASIOU: It's been reduced by
14 8, 9 feet.

15 ACTING CHAIRMAN MCINTYRE: Fair
16 enough. How do you get to the roof then? You
17 also say elimination of stair bulkhead.

18 MR. ANASTASIOU: So now we have on the
19 stair on the top level, the code allows for an
20 alternating tread device that gets you up to
21 the roof with a roof hatch.

22 MR. LUCA: How does that --

23 MR. ANASTASIOU: You can get up to the
24 roof, it's just not with a conventional stair.

25 MR. LUCA: How will that work for

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2 maintenance issues?

3 MR. ANASTASIOU: It's been done on
4 other properties. It's a stair, and when you
5 get to the top, you open a hatch. You walk up
6 a stair. It's call an alternating tread
7 device. It's kind of doing like a --

8 ACTING CHAIRMAN MCINTYRE: Stair
9 Master.

10 MR. ANASTASIOU: -- Stair climber.
11 Then you get up to the top, there's a hatch,
12 and then you go up on the roof. It's code
13 compliant.

14 ACTING CHAIRMAN MCINTYRE: Based on
15 whatever sort of limited equipment you have on
16 the roof; is that right? If you were to
17 reintroduce mechanical equipment or any other
18 sort of elements, then it would probably
19 trigger a better stair.

20 MR. MARTINEZ: And a bulkhead.

21 ACTING CHAIRMAN MCINTYRE: Okay.
22 Okay. So really the half a dozen items, I
23 think to sort of address the issues that are of
24 most concern to us are, the proposed change to
25 the mansard roof, right. Like I'm reading --

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2 MR. MARTINEZ: Material change.

3 ACTING CHAIRMAN MCINTYRE: Right.
4 Material change. Right. The elimination of
5 all the railings at the windows, right. The
6 addition of this 9 inch circle of vents, which
7 I think we've talked about at length.

8 MR. MARTINEZ: Correct me if I'm
9 wrong, the railings were not on all of the
10 windows.

11 MS. UHLE: So elimination from the
12 approved plans, yes.

13 ACTING CHAIRMAN MCINTYRE: The main
14 facade windows, which certainly I think added a
15 sense of character and richness and luxury to
16 the building.

17 MR. MARTINEZ: I think that -- you
18 know, I can't answer for the applicant right
19 now, but I think that we certainly would be
20 open to -- with the understanding that you give
21 some leeway in one area, that we could try to
22 find some leeway in the other area. If the
23 railings on the windows are something that you
24 feel really are important, that would certainly
25 help us to know that, with the understanding

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1 that we would still be able to do the new
2 shingle changes. The challenge is, just like
3 every project, this is a luxury building all
4 the same, but there are a lot of costs
5 associated with everything. We're trying to be
6 realistic here.

7 ACTING CHAIRMAN MCINTYRE: Listen, I'm
8 just looking to try and summarize what our
9 board is looking to address. You know, we're
10 certainly not in a bartering situation where we
11 would like this and, you know, you relent on
12 that. That's not where we are. I'm just
13 looking to sort of summarize your list so that
14 we're all on the same page, and that, you know,
15 the remaining board members, our audience
16 members, and whoever else is looking at this
17 sort of understand what this board's purview
18 is. I think that's the objective of what I'm
19 looking to sort of accomplish here.

20 So the elimination of the stair
21 bulkhead from the roof. Again, I think the
22 elevator bulkhead is one thing. I think the
23 stair bulkhead is something else. I think
24 that's as a result of, you know, the ability to

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1 be able to use this, you know, element -- I'm
2 not sure what exactly it's called -- the --

3 MR. MARTINEZ: It's called a Stair
4 Master.

5 ACTING CHAIRMAN MCINTYRE: The
6 alternating tread system, right, is a byproduct
7 of the reduction of the equipment on the roof,
8 right. The elimination of the apartment AC
9 condensers from the roof. Again, that's kind
10 of tied into the new air conditioning system
11 that you're proposing. The garage exhaust
12 vents. Did we talk about that?

13 MR. ANASTASIOU: No, we did not.

14 ACTING CHAIRMAN MCINTYRE: What is
15 that?

16 MR. ANASTASIOU: I believe you're
17 referring to these openings here. They're on
18 the back of the building. We have to provide a
19 louver to allow for exhaust out of the garage.

20 ACTING CHAIRMAN MCINTYRE: Okay. So
21 that's something that wasn't initially
22 identified and now it is? You're comment on
23 your summary is, garage exhaust vents. So is
24 that the addition, is that the elimination?

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1 It's not really telling us.

2 MR. ANASTASIOU: Addition.

3 ACTING CHAIRMAN MCINTYRE: The
4 addition?

5 MR. ANASTASIOU: Yes. When we went
6 through the construction documents and the
7 engineering part, it was determined that it was
8 required. It's a code requirement.

9 ACTING CHAIRMAN MCINTYRE: Okay. So
10 is that just a --

11 MR. ANASTASIOU: Louver.

12 ACTING CHAIRMAN MCINTYRE: A louver.
13 Does it have any sort of exhaust fan in the
14 garage?

15 MR. ANASTASIOU: Again, everything is
16 electric. Again, I don't want make it seem as
17 if this is combustible, you know, like that
18 type of situation. There would be a fan, and
19 when it gets triggered, it would cause the fan
20 to turn on and exhaust air out.

21 ACTING CHAIRMAN MCINTYRE: Okay. The
22 other item on your list is the cornice material
23 change from Fypon to EIFS?

24 MR. ANASTASIOU: Yes. To my mind,
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1 that is a same look. I know Fypon is a PVC
2 look, but in terms of the profile, its

3 treatment, it would be the same. We're just
4 stating that we're going from Fypon to EIFS.

5 Honestly, that one is not a monetary issue to
6 save money. To me, it's a constructability

7 (sic) issue because just the way that this
8 building is set up, we have -- we like the

9 Fypon, the PVC, the AZEK, different

10 manufacturers, but in this application here, we
11 chose to go with EIFS because it's attachment
12 to the building. We attain the look better
13 with EIFS than we could with PVC.

14 ACTING CHAIRMAN MCINTYRE: Okay. You
15 know, as part of this sort of design change and
16 the addition of all of the units now being sort
17 of electrified -- and I know there are other
18 issues that are not part of this board's
19 purview that the Planning Board has to way in
20 on -- is there a sort of increase load
21 requirement in terms of Con Ed. because there's
22 a heavier electrical demand based on this
23 design change?

24 MR. ANASTASIOU: I don't believe so.

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1 I'm not the engineer. Because of the change in
2 the mechanical system?

3 ACTING CHAIRMAN MCINTYRE: Yes.

4 MR. ANASTASIOU: I don't believe so,
5 no. I don't think there's a change in load.

6 ACTING CHAIRMAN MCINTYRE: Is there an
7 emergency generator required for this project?

8 MR. ANASTASIOU: There already is an
9 emergency generator.

10 ACTING CHAIRMAN MCINTYRE: Okay. So,
11 you know, there are probably half a dozen items
12 that we just sort of summarized, that I think
13 we have some serious concerns with. Maybe
14 that's too strong of a word, but, you know,
15 there's a substantial difference from what we
16 initially worked hard to sort of get to; right?
17 You would agree?

18 MR. ANASTASIOU: I'm acknowledging
19 what you're saying. We're here proposing what
20 we would like to do. Again, I'm going to
21 defend what we're showing here because, in my
22 mind, I feel that we have a very elegant
23 building. No offense to Hyundai, I have one,
24 but I wouldn't classify it as a Hyundai.

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1 ACTING CHAIRMAN MCINTYRE: Listen, you
2 know, we worked, you know, diligently to try
3 and, you know, get it to this point. Listen, I
4 agree with a lot of the comments that have been
5 kind of shared on both sides tonight and, you
6 know, I'm certainly, as a member of this board,
7 not looking to, you know, sort of, you know,
8 bang my fist and say, you know, this is the way
9 it has to be, and, you know, like it or lump
10 it. That's not the case. We're not looking to
11 sort of, you know, say, this is -- we want this
12 or else, but there needs to be some -- you
13 know, there needs to be some common ground
14 here. As was said earlier, we want this to be
15 the best, you know, best looking building it
16 can be. As I'm sure you do as the developer.
17 As I'm sure you do as the architect.

18 MR. ANASTASIOU: We all want the same
19 thing. I fully agree with everything you're
20 saying. I mean, I'm not disagree with
21 anything.

22 ACTING CHAIRMAN MCINTYRE: So there is
23 work to be done, right. I think everybody
24 acknowledges that. You know, there are still

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1 some hurdles that you guys have to cross in
2 terms of the Planning Board because there are
3 some other changes that the Planning Board will
4 have to review and sort of comment on. You
5 know, we would certainly like to see some of
6 the elements that existed on this building
7 before, you know, before tonight's
8 presentation, we would like to see those sort
9 of come back in.

10 MS. UHLE: I was just going to say to
11 just kind of -- it sounds to me kind of like
12 Silvio said right off the bat, three major --
13 nobody wants to see the bulkheads and things,
14 so that's not an issue unless they have to put
15 them back. So I think the three major things,
16 and the major, major thing seems to be the
17 material change to the roof. The elimination
18 of the railings, I have a feeling that's
19 something that the applicant might go back and
20 reconsider. The addition of the louvers, that
21 sounds like something that they can potentially
22 redesign, which would be a compromise because
23 you're eliminating the bulkhead, you're
24 eliminating the potential noise of the

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1 mechanical equipment, and you're making it more
2 aesthetically pleasing. So I think they may be
3 able to come back with something that shows
4 railings and the redesigned louvers. I bet you
5 the sticking point is going to continue to be
6 the roof, unless they come back and say, we're
7 doing everything that we previously proposed,
8 in which case it's not amended architectural
9 review approval too much anymore. So in that
10 case, I do think you have to be pretty clear
11 that you're not comfortable with the asphalt
12 shingle roof. What happens, unless they come
13 back with an alternative that you do approve
14 of, then you would refer it to the Planning
15 Board with a strong recommendation not to
16 approve the material change.

17 It sounds like we're really down to
18 three items, two of which they're probably
19 going to be able to satisfy some of your
20 concerns, the third of which may be a big
21 sticking point, and then it's kind of punted to
22 the Planning Board with a strong recommendation
23 one way or the other.

24 ACTING CHAIRMAN MCINTYRE: Yes. I

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1 think -- and again, this is my opinion -- I
2 would be willing to move this forward to the
3 Planning Board, but you would really need to
4 look to satisfy, you know, those three items.
5 The roof being the biggest one. I think the
6 railings are, you know, that's a no-brainer. I
7 think you need to look at something, you know,
8 better and lineal, something that works with
9 the, you know, elevations in terms of the
10 lineal grills.

11 MS. UHLE: I think the lineal grills
12 should come back to you guys. I know it sounds
13 like we're only down to three things. I don't
14 want to slow down the project at all, but
15 there's a lot of work to be done anyway. I
16 really think that you should feel satisfied so
17 that when you do refer it to the Planning
18 Board, you may be down to one issue.

19 MR. MARTINEZ: Obviously, we do want
20 to do the asphalt roof, but I think we're
21 certainly open to some sort of different
22 architectural style asphalt roof. Obviously,
23 we showed you a couple here. It would be
24 helpful to have a better understanding of --

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1 MR. LUCA: You're set in stone with
2 asphalt?

3 MR. MARTINEZ: We would really like to
4 do asphalt. The next step up from asphalt
5 is --

6 MR. LUCA: Synthetic slate?

7 MR. MARTINEZ: Metal slate. Synthetic
8 slate is basically the same price as real
9 state. It's not much cheaper. It's labor
10 intensive. It's a different style. Synthetic
11 slate is not cheap by any stretch. I think the
12 real slate lasts a hundred years, the synthetic
13 slate is now rated to last 50 years. It's very
14 high quality. So it comes with a cost, an
15 extremely high cost, and that's a labor cost.

16 MR. LUCA: The labor cost is not --
17 it's a material cost, not the labor cost.
18 Synthetic slate is plastic. It has no weight
19 to it. It's nailed up very quickly. I've done
20 a million houses with synthetic slate. I mean,
21 if you're going to buy a very good
22 architectural shingle, you're going to spend
23 \$1.70, \$2 a square foot, synthetic slate might
24 be \$5 or \$6. So you're talking about a \$4

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1 square foot difference times -- what's the
2 square footage, for example? 3,000? You're
3 talking about -- 5,000? You're talking about a
4 \$20,000 difference, for example. The labor is
5 not that much more money. I'm trying to
6 give -- the metal roof maybe was a lot more
7 money.

8 MR. SARACENO: We can look and see if
9 we could come up you with another design that
10 might mirror or mimic what we originally had,
11 and we can look at the synthetic slate.

12 MR. LUCA: Something that has more,
13 you know, dimension, more architectural detail.
14 The metal roof, you know, you had the shadow
15 lines. I know that's probably more money than
16 synthetic slate, the metal, and that's probably
17 more labor intense. It's a beautiful roof.

18 MR. MARTINEZ: My understanding,
19 synthetic slate is also individual pieces.
20 Every single one is individually --

21 MR. LUCA: Right. Right.

22 MR. SARACENO: We could take a look at
23 that. I'm not sure with regards to the louver.
24 I do know that the company -- this is a system

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1 that we're going to see more and more. As you
2 know, in New York state if you do certain
3 projects, you can't do gas. Everything is
4 going to be electric.

5 MR. LUCA: My only issue with the
6 louver is, you know, you have this round
7 element not everywhere, so it's not consistent.
8 So like you mentioned, if in the brick you
9 could do -- you set the louver, the 8 inches of
10 brick across the entire window is either, you
11 know, set back or painted black, and then a
12 metal grill goes over it so you lose the round
13 grill, and it's completely the same size as
14 every window so it all looks uniform.

15 MR. MARTINEZ: He's the architect, so
16 look at him and tell him. I think that we're
17 open to changes. I think that the initial
18 thought process with respect to this board was
19 we wanted to do the minimal sort of impact
20 options. So we presented something that we
21 thought that would have the minimal amount of
22 change to the approved plan. It's going to
23 have a little more significant change. It's
24 going to require --

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MR. LUCA: Right now, you have a lot of symmetry. It's a mirror image. Now you're going to have -- you know, this side is going to have louvers, this side is not going to have louvers. They're the size of the top of a can of paint. You're going to notice them. They're probably bigger than a can of paint, actually, they're 10 inches.

ACTING CHAIRMAN MCINTYRE: I just don't think it's in the character of the building.

MR. LUCA: I think it just cheapens the building.

MS. NEMECEK: It does.

MR. SARACENO: Somebody had mentioned the Fleetwood building earlier. The Fleetwood building actually has this same system, HVAC system, and has the same, you know, louvers. This is, I believe, a product people are going to see more and more in multi-family buildings because you're getting away with gas, you're getting away from central plants. Every unit is going to have its own heating and hot water system. That's just the way it's going to be

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in every multi-family building. In a perfect world, you know, do you want to see this? It's much better than a two by three grill that you see on a lot of buildings. There's nothing that I despise more than a PTAC unit. As a system itself, when you go home and take a look at it, I think it's E-P-H-O-C-A, it's attractive. It's not as offensive as a PTAC unit. In your mind, you're thinking it's like that. It's a pretty decent looking piece of equipment, whereas, you know, you look at a PTAC unit, you're just like, oh, this is awful.

MR. LUCA: We're not really concerned about what it looks like inside. We want it to be all uniform.

MR. SARACENO: The truth is, I'm concerned about what it looks like inside --

MR. LUCA: I understand that.

MR. SARACENO: -- Because in the end we want to rent these. With PTAC units, you're sitting two and a half feet, you can't put anything in front of it so you lose all that wall space. This is a completely different setup. It's not as obtrusive or offensive as a

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PTAC unit would be in a building.

MR. ANASTASIOU: I want to circle back. The manufacturer does offer a louver that's rectangular, that could be put into brick. At first we thought, why don't we show the circle because it seemed less obtrusive at our first glance at it. We'll go back and take another look. But, you know, to make a custom item that stretches the whole size of the window -- the way these louvers work, they're intended to fit like right in tandem with the unit itself, and they make a rectangular unit that encompasses both of these circular units.

MR. SARACENO: I don't know if that system works with the ceiling unit. It might only work --

MR. ANASTASIOU: My concern is, that we might be getting into like a custom solution to have it work, and we have to see how that ends up working out.

MR. FIORAVANTI: Just to clarify what this gentleman was saying. I'm not an engineer. You're saying that the air conditioning -- the AC/heat unit each -- I

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don't understand -- each unit inside the apartment is going to be like having like a house? You know, when you go to a house now, they have small little water tanks, the water tanks are smaller.

MR. SARACENO: We haven't fully flushed out what the hot water system is going to be, but each unit will have its own everything. Every unit will have their own hot water system, their own heating and cooling system.

MR. FIORAVANTI: Sometimes won't that also be more having like be more leaks if you have like, you know -- I've seen in townhouses where they have the hot water on the second floor and there's been leaks.

MR. SARACENO: It's a system that we've done and dealt with.

MR. LUCA: I don't think they're going to wind up being tanks, per se.

MR. FIORAVANTI: I've never seen that, you know, in a rental unit.

MR. LUCA: Someone could overflow their bathtub also.

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MR. FIORAVANTI: Right. I just didn't understand this new system he was talking, you know, so I didn't, you know -- okay, that's it.

ACTING CHAIRMAN MCINTYRE: Okay. All right. So I think we're sort of unanimous here that, you know, we would want to see this application return to this board. We would certainly like you to address the sort of three major issues; one major issue, and the other sort of secondary issues that we've spoken about in detail this evening.

So hopefully, you've sort of taken all the comments on board, and you can come back to us with something that, you know, we can look favorably upon, and, hopefully, be in a position to pass you on to the Planning Board for their review and consideration. Is that fair?

MR. ANASTASIOU: I understand.

MS. UHLE: I think it's a requirement. So your adjourned to the February 2nd meeting.

ACTING CHAIRMAN MCINTYRE: Okay. All right. Very good.

MR. MARTINEZ: Thank you.

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ACTING CHAIRMAN MCINTYRE: So that concludes our agenda items for this evening?

MS. UHLE: Yes. You have to adjourn the meeting.

ACTING CHAIRMAN MCINTYRE: So that being the case, I would like to make a motion to close our January 5th ARB meeting. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Okay. The meeting is now adjourned.

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C E R T I F I C A T I O N

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

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a video of the actual hearing. I was not present for such hearing. The video was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of January, 2023.

Dina M. Morgan
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Court Reporter

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CORRECTION SHEET

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CORRECTION

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