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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
MARCH 2, 2023

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

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THE CHAIRPERSON: Good evening,
everyone, and welcome to the town of
Eastchester Architectural Review Board meeting
for March 2nd, 2023. Would you all please rise
for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Thank you, everyone.
Margaret, if you would, please, the roll call.

MS. UHLE: Okay. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffianl.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Laura, if you could --

THE CHAIRPERSON: Approve the minutes?
So our first order of business is to approve
the minutes from February 2nd, 2023. I would
like to make a motion to approve those minutes.

MR. MCINTYRE: Second.

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THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Very good. Our
first item on the agenda --

MS. UHLE: Excuse me, Laura, for the
record, we need to indicate what items have
been adjourned.

THE CHAIRPERSON: Yes. Absolutely.

MS. UHLE: Thank you.

THE CHAIRPERSON: No problem. So this
evening the adjourned items are, Application

23-03, Sephora at 670 White Plains Road, and

Application 22-49 for 120 Lake Shore Drive. So
those will go on to next month's meeting.

MS. UHLE: Which is the April 4th,
2023 meeting.

THE CHAIRPERSON: So if you're here
for that, there's not too much we can help you
with.

Back to the old business first, which
is Application 22-47 for 5 Ray Place. I would
like to make a motion -- we'll continue with
the public hearing later. Sorry.

MR. MARTINEZ: Hi. Hello board,

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Margaret. Thank you for having us again here
today. It's been a couple of months. We came
back, and we know that there were a lot of
comments about our previous application. We
made some revisions, and we're hopeful that
you'll find these revisions acceptable.

MS. UHLE: Halme, did you identify
yourself? I didn't hear that.

MR. MARTINEZ: Haime Martinez,
planner, rep for the owner. We also have the
architect here, John Anastaslou, as well as the
owner, John Saraceno.

When we last came, we had proposed an
asphalt shingle that looked a little bit like
slate. During the discussion about this, we
were asked to consider some sort of synthetic
slate. Upon reviewing that, we were able to
find a different product that is an actual
natural slate material. It's cost comparable
to synthetic slate. It looks a lot better. It
holds up better. It's better over time. We're
going to bring it up to you so you could take a
look at it. This is called the Ready Slate.
It's made by Cupa Pizarras, which is the

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1 biggest slate company in the word, at least
2 according to their website. It's slate. It's
3 real slate. Looking at the old tiles, I think
4 that they had a nice architectural form. They
5 were metal. This, in my mind, is a superior
6 product, a superior looking product. It's not
7 a half measure. It's not a step down. It's
8 not a, you know, Lamborghini to a Hyundai.
9 This is a quasi product. When you get a chance
10 to take a look at it, feel it, hold it in your
11 hands. We want to make sure we are providing
12 as good of a product as possible. This is
13 that. This is an example of a slate roof. I
14 probably don't need to show you that because
15 I'm sure every one of you has passed a slate
16 roof driving through Eastchester, but it's real
17 slate. It's a beautiful product. We think
18 you're going to be happy with it.

19 THE CHAIRPERSON: Why do they say that
20 it's light weight? Is it some specific kind of
21 slate that's a little lighter than others?

22 MR. MARTINEZ: Yes, a little bit. The
23 difference in this from other kinds of slate,
24 normally you take the slate, you have to

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1 prepare the roof, you have to put the
2 waterproof membrane, and then you go install
3 them individually. So these slate tiles are a
4 little thinner than an average slate tile that
5 you apply individually. It comes with a
6 waterproof membrane attached. They come in
7 modules similar to how you install asphalt
8 shingles. So the form allows it to be a bit of
9 a cost savings in terms of labor, I think a
10 little bit of cost savings in terms of product.
11 Overall, it's still like four times as
12 expensive as asphalt shingles, but it is
13 cheaper than the metal tiles that we were
14 looking at using. It's a cost savings for us,
15 and, to be quite honest, it's a superior
16 product. It just looks better.

17 THE CHAIRPERSON: It seems quite nice
18 in relation to the previously proposed, the
19 asphalt for sure.

20 MR. MARTINEZ: We do have the old
21 approved tile. If I can, I would like to sort
22 of show you the difference between that in
23 terms of the color as well, which I think
24 also --

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1 MR. ANASTASIOU: It's actually a very
2 similar color that was proposed. It's gray.
3 It has a little bit of a texture to it. If you
4 look at the gray slate sample that was just
5 passed around, it's the same color. It's a
6 similar color. That also has a little bit of a
7 texture. Aesthetic wise, it would be very
8 similar in terms of it's appearance and the
9 feel of the material itself.

10 MR. MARTINEZ: Moving on, the next
11 thing that we -- when we came in last time, we
12 had proposed a couple of different vents, and
13 you asked us to consider some alternatives. So
14 this is the approved elevation that we have up
15 here. This is the proposed elevation that we
16 had last time, which has little circles, as you
17 can see. We kind of went through to kind of
18 demonstrate the difference between --
19 regardless of the vent size, and we're going to
20 get to that, the new design of the vent size,
21 but this helps demonstrate a little bit of the
22 difference between the approved, you could see
23 here there is -- I don't know if you can see my
24 cursor -- you can see the size of those

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1 bulkheads that we've removed, and the
2 difference in the new proposed elevation how it
3 shows. Those bulkheads are gone. The size of
4 the building overall from the top of the
5 highest bulkhead is about 9 feet lower than the
6 new proposed elevations. You could see the
7 difference here. That was the approved south
8 elevation, this is the proposed south
9 elevation. That's the approved east elevation,
10 that's the previously proposed east elevation.
11 The originally approved north elevation, the
12 previously proposed north elevation. This is
13 the alternative vent design. So one of the
14 things that was mentioned to us was coming up
15 with some sort of architectural design that
16 would integrate more of a square rectangular
17 vent. You could see here it sort of proposes
18 to do just that. It would be color matched
19 exactly to match the color. It would come out
20 as a square vent. There's some additional kind
21 of architectural elements to hide it and
22 obscure it a little bit. There are no
23 remaining protrusions, there are no circles,
24 which were what you were concerned about last

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time. It retains the lower bulkhead of course, but it has a different design element. I think it's a very elegant design. Our architect really worked very hard -- I'll let him speak for himself on this -- to try to come up with a design that worked within the framework of the actual HVAC units and something that responded to your comments.

We also wanted to -- you know, I could go through these individually, and we can come back to them. I wanted to show you, these are really quickly some changes here. This is the original previously approved roof plan, this is the new roof plan. So we pretty much removed everything from the roof, that allows the elevation to be smaller.

These are the different types of louvers that they have. So I wanted to give you a chance to take a look at that. The proposal that we had originally was the ones on the left, but they do have these other kinds of louvers. Some are sort of inset louvers, some of them have louvers that keep of sit on the front, integrate with the face. These are some

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examples of louvers, the circular louvers and how they've been used in other places.

So this is the Whittlebury Hall Hotel, which is I think in the UK. You can see how the vents themselves are exactly the same color as the brick. They are unobtrusive. Whether they're square or circular, we would be color matching similar to that.

MR. ANASTASIOU: I just want to point out where the vents exists because it may be hard for you to kind of see it from here because it blends in. If the look at the image on the right and follow the bottom of the window and just follow it all the way to the right, you'll see the two circles that are there. I kind of just pointed out wherever the circle vents would be in our proposal, it would blend in with the adjacent color. So when it's in the brick, it will match the color of the brick. When it's in the roofing, it will be the color of the roofing. When it's in the AZEK, it will match the color of the AZEK.

MR. MARTINEZ: So this is another example of the Coliseum, which is a building

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that I'm sure a couple of you have probably heard about before. They did have to build rooms over time, and they were able to successfully use this system and color match it to the design of the Coliseum.

There is another hotel in Switzerland, Rio Grande, they did the same thing. They essentially added the circular vents, and they were able to color match it.

So we think that whatever the decision of the board, whether you prefer the square vents with the additional architectural detail, or the circular vents, you know, we think they will be both be elegant and suitable for our purposes. So looking for feedback on that and trying to understand what your thoughts are.

MR. MCINTYRE: Right now, you're showing both, right, rectangular as well as circular?

MR. MARTINEZ: We are showing both. We could do either, but, you know, we know that the board had requested to see this alternative with the vents more squared off, and so, we designed it that way. If that's your

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preference, then, of course, that's what we'll do.

MR. ANASTASIOU: Last time we were here --

MS. UHLE: Excuse me, John --

THE CHAIRPERSON: If you are speaking, you need to speak into a mic. Is this one working?

MS. UHLE: I don't know. Or you can just go step back to that mic. That's required for our stenographer.

THE CHAIRPERSON: For the people that are viewing at home, they can't hear you if you are not mic'd.

MS. UHLE: Anyone that speaks is required to speak into the mic, otherwise it doesn't get picked up on the transcripts. Thank you.

MR. ANASTASIOU: Good evening. My name is John Anastasiou, I'm from Warshauer Architects. I would also like to point out that I have my students here from Westchester Community College because I'm also a professor. What we're doing here tonight in front of an

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1 Architectural Review Board is part of the
2 curriculum that we covered in the beginning of
3 the semester. So I just wanted to give them
4 the opportunity to see what public service is
5 all about.

6 So getting back to this, when we were
7 here previously, we presented the circular vent
8 design. At that meeting, we were asked to go
9 back and see what other options there are.
10 This unit is installed right at the inside face
11 of the exterior wall, and the unit is made to
12 just do a direct connection through to the
13 exterior wall. So the options are either the
14 circular vents that we initially presented last
15 time that we were here, or they also have, as
16 Haime showed up on the screen, the rectangular
17 vent that has -- it actually has the two
18 circular vents behind it, it's just that it's
19 covered by a horizontal vent. That vent is
20 about 10 by maybe 16 inches long or
21 thereabouts. The circles are about 9 inches in
22 diameter.

23 THE CHAIRPERSON: Can we see maybe a
24 close-up on your rendering, your most recent

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1 rendering with the rectangular ones? Something
2 that shows that. Or maybe on the board here
3 you can point it out.

4 MR. ANASTASIOU: On the easel right
5 now is what was previously approved, which are
6 the circular vents. Again, when we were
7 designing their location, we tried to do them
8 as inconspicuously as possible. Depending on
9 the layout of where the bedrooms and where the
10 living rooms are, we tried to locate them, as
11 much as possible, not to face on 5 Ray. So the
12 corner units, if we had the option, we put it
13 on the opposite elevation, this way it's less
14 obtrusive to 5 Ray.

15 MR. MCINTYRE: That's like 10 by 16?

16 MR. ANASTASIOU: It might be a little
17 bit longer. Each of those windows are probably
18 closer to like 30 inches, so it's probably
19 longer. 30, 36 inches. But again, behind that
20 are the two circles. So what we did in the
21 first concept that we presented here last time,
22 we put them above the windows. Again, we
23 favored the other elevations to have less of
24 them on 5 Ray. With the rectangular option --

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1 and that's a great image up there up on the
2 screen -- the windows on the left, the existing
3 design, you know, had the windows kind of
4 stacked vertically within the AZEK panel to
5 give it like -- that's the way the design was
6 originally. What we did on the image on the
7 right with the windows where in the previously
8 submitted scheme we had the two circles, we
9 introduced AZEK above those windows where it
10 currently was not before, and we put the louver
11 there. So that's a little bit of a way that we
12 tried to incorporate the rectangular element in
13 keeping with the AZEK theme of the windows that
14 are right next to it. Either way would work.
15 In my person opinion, I would go with what's
16 simpler because it calls less attention to it.
17 So if the concern was to be as inconspicuous as
18 possible, I would just go with the two circular
19 vents because, in my opinion, what this is
20 doing, it's almost drawing a little bit more
21 attention to it by highlighting it.

22 MR. MCINTYRE: I guess whatever
23 application it sits on, it's going to blend in
24 with whatever the background is?

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1 MR. ANASTASIOU: 100 percent our
2 intent. Those louvers, we could make them
3 whatever color would most likely blend with the
4 adjacent material. So in the white AZEK,
5 they're going to be white. In the brick, it's
6 going to match the brick color, which happens
7 to be white, but has a bill bit of a salt and
8 pepper look a little bit.

9 THE CHAIRPERSON: Are there any other
10 points -- I wasn't present for that meeting --
11 are there any other points that were made by
12 the board that you addressed, or is this pretty
13 much it, this and the roof?

14 MR. MARTINEZ: There was one other
15 major point, that was the grills in front of
16 the window. We're still proposing to not put
17 in those grills.

18 MS. UHLE: The railings.

19 MR. MARTINEZ: Apologies. The
20 railings. We're still proposing to not putting
21 in those railings. We're open to some
22 perspective from the board. I don't think
23 that -- we do not want to add all of those
24 railings back, there are quite a few of them.

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1 We're open to hearing what the board has to say
2 about that. We would like to be able to walk
3 away today and move on to the Planning Board.

4 MS. UHLE: Can you show the elevation
5 that shows the railings?

6 MR. MARTINEZ: Yes. If you just give
7 me a moment, I'm going to try to turn off this
8 double screen situation. It's making it hard
9 to do this.

10 This is the original east elevation.

11 If I can, I'm going to pull up the west
12 elevation, which is the one from Ray Place. So
13 you can see there that middle tower and the top
14 floor.

15 THE CHAIRPERSON: They were there for
16 an aesthetic purpose, not a safety purpose or
17 anything like that; right?

18 MR. MARTINEZ: Correct.

19 MR. ANASTASIOU: I would personally
20 just like to offer my opinion of that again. I
21 know we're eliminating railings, but, as you
22 see here, they're covering up the windows. The
23 intent was to give it an appearance as if there
24 was a balcony. They are not balconies. Upon

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1 reflection, if it's compared to what we're
2 proposing now, again, in my opinion, it's a
3 much cleaner look without the railings.

4 There's also another aspect of the
5 railings that becomes slightly problematic. It
6 has to do a lit bit with, you know, the 4 inch
7 sphere rule that I'm sure everyone's heard.
8 For those to get installed, they would end up
9 being a little bit -- probably more than 4
10 inches away from the line of the building, and
11 there was a concern that we're inadvertently
12 creating kind of like a safety issue if we had
13 that there and it's not a real balcony. So
14 when we were looking at it and we came back, we
15 said, you know what, why don't we also
16 eliminate the railings. Again, in my aesthetic
17 judgment, they're sitting right in front of
18 windows, you get to see the full window. The
19 windows we chose are very, very aesthetic
20 windows. So I don't think there's any loss in
21 aesthetic in that regard, in my opinion.

22 THE CHAIRPERSON: Board members, how
23 are you feeling on that point particularly
24 about the railings? Are you happy to see them

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1 go, not so happy? What's the consensus?

2 MR. MCINTYRE: I think it gives more
3 of a sort of elegant kind of richer feeling
4 with the railings, myself, personally. I do
5 believe that was the opinion of some of the
6 members on this board the last time. I do hear
7 what you're saying in terms of the reasoning
8 that you're now looking to take them out. But
9 as the design architect, I would assume that
10 you put them in initially for a reason.

11 MR. ANASTASIOU: Well, on other
12 projects what we typically is, we have like
13 French doors that open inward and we project
14 the slab out a little bit so that the railing
15 is sort kind of sitting on a slab.

16 MR. MCINTYRE: I understand.

17 MR. ANASTASIOU: Here, it wasn't doing
18 that. It was just sitting out in space. It
19 was originally proposed. I can't say it wasn't
20 originally proposed, obviously. Again, upon
21 reflection, if I had to do this over again, I
22 don't think I would propose it to begin with.
23 Again, in my aesthetic opinion.

24 MR. GARCIA-BOU: What was the material
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1 of the railing?

2 MR. ANASTASIOU: What was the material
3 of the railing? Metal. It was probably
4 aluminum. It had to be lightweight because
5 it's just hanging off the building.

6 MR. SARACENO: May I?

7 MR. ANASTASIOU: Please.

8 MR. SARACENO: Good evening. John
9 Saraceno with the development team. It's been
10 a really long time since we were here, but
11 originally when we came, all of the windows had
12 the railing. When we were going through the
13 review process, we actually wanted to eliminate
14 all the railings back then, and we had agreed
15 to do this, you know, along the top, and then
16 along the front.

17 THE CHAIRPERSON: The modification.

18 MR. SARACENO: We actually finished a
19 project up in Peekskill back in October with
20 this railing, a similar system with the door
21 without the slab, where we had to retrofit kind
22 of like a bar there to, you know, kind of
23 prevent people from coming down on it or
24 stepping on it and thinking it's a railing

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1 because it has no support or is not really
2 stable at all, certainly not for weight. So
3 that's really the concern here.

4 MR. MCINTYRE: So the windows are
5 operable? What's the design of those windows
6 up in the mansard roof?

7 MR. ANASTASIOU: They're double hung.
8 They look like double hungs, but I believe
9 they're actually casement.

10 MR. LUCA: If they're casements, how
11 are they going to open with a railing?

12 MR. ANASTASIOU: They look one way,
13 but they operate the other way.

14 MR. LUCA: If they're casements,
15 they're going to be swinging out. They're
16 going to hit the rail.

17 MR. ANASTASIOU: The top parts are
18 casement, and I believe the bottom part is
19 fixed.

20 MR. SARACENO: Fixed with the railing.

21 MR. LUCA: Okay.

22 MR. ANASTASIOU: There are mullions in
23 there to make it look as if it's a double hung.
24 I don't know if anyone heard that.

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1 THE CHAIRPERSON: I would like to make
2 a motion to reopen Application 22-47 for a
3 public hearing.

4 MR. GARCIA-BOU: Second.

5 THE CHAIRPERSON: All in favor.
6 (AYE)

7 THE CHAIRPERSON: Is there anyone here
8 from the audience that would like to get up and
9 ask some questions, make some comments
10 regarding this application?

11 Please come to the mic and use the mic
12 and give us your name and address.

13 MR. GALANEK: Charles Galanek, Potter
14 Place. I have several questions.

15 On the material for the roof, what
16 type of warranty came with the original
17 material, both for the material itself and
18 labor?

19 MS. UHLE: Mr. Galanek, you know what,
20 maybe you could ask all your questions, and
21 then the applicant can go to the mic and answer
22 them all at once. I think that would be more
23 efficient.

24 MR. GALANEK: Okay. Happy to do that.

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1 MS. UHLE: Okay. Thank you.

2 MR. GALANEK: Then I would like to
3 know on the new product that you have, the
4 slate product, what is the warranty on both the
5 material and then also on its labor?

6 Next would be the railing. When this
7 was going on, it was suggested by the board to
8 put a little pizzaz to your building. We all
9 had mentioned before, looking from White Plains
10 Road at this building going up, it stands by
11 itself. It's not going to get hidden by any
12 trees. It's not getting buried into some
13 mountain side. It's up. It was suggested by
14 the board to put railings on one side to at
15 least put something to it.

16 Next question, did we at one time have
17 central air conditioning and heating in this
18 building, and, if so, why has it gone to
19 individual units? If I understand that, that's
20 what it's doing.

21 Then the other thing would be, we
22 talked about a picture of the Coliseum. The
23 Coliseum is still standing. I wonder how long
24 your building is going to stand to the

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1 Coliseum. Thank you for your time.

2 MR. ANASTASIOU: Thank you very much
3 for your thoughtful questions. I'll try to
4 answer them as best as I can.

5 Regarding warranty period on roofing,
6 standard industry warranty is typically
7 20 years. I suspect -- I would have to
8 research this and get back to you, but I
9 suspect on a natural material like slate, at
10 least what -- just out of coincidence what I
11 teach in my class -- because slate is a natural
12 material, it has a mother long lasting value,
13 but I would have to validate that. As an
14 industry standard when we ask for warranties,
15 usually it's a 20 year period. That's fairly
16 common.

17 Regarding the appearance from White
18 Plains Road, this building is set back a little
19 bit because there's a CVS in the foreground.
20 Again, I would like to suggest that from an
21 aesthetic point of view, the building design is
22 elegant. It's not like it's standing out and
23 it's just a plain box. I think to the owner's
24 credit, they put a lot of effort into making

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1 this an aesthetic design. The railings that we
2 had were actually on the 5 Ray Place, not on
3 the other elevation. So from White Plains
4 Road, railings wouldn't -- for lack of a better
5 way of saying it right now -- it wouldn't make
6 a difference. Again, in my opinion.

8 Lastly, with regard to the Coliseum,
9 the vents were not on the face of the Coliseum,
10 but if that image was put back up, it was a
11 little set back. It was like on a wall set
12 back from the actual exterior colonnade of the
13 circular design of the Coliseum. I would like
14 to say, I wish I could be here in another 50 or
15 a hundred years and come back and say that our
16 building is built strongly -- and it is because
17 we're using building common practice. All
18 other buildings are built the same way. It's
19 not like this building was constructed in any
20 way that makes it, you know -- no corners were
21 cut. In fact, again, to the developer's
22 credit, they put effort into it to make it a
23 long lasting product. We have brick on the
24 exterior. We have brick down at the bottom
25 base of the building. We have slate for a

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1 roof. Those are long lasting, quality
2 materials. I hope that answered your question.

4 THE CHAIRPERSON: Thank you.

5 MR. MARTINEZ: That was a great
6 response. I can't really add too much to that.
7 The only thing I will say is, in speaking to
8 the representative for the manufacturer, they
9 felt that this slate material would hold up
10 just as well as any slate material. So, you
11 know, a lot of people will say that slate is
12 the last roof that you'll ever have to put on
13 your house. It could last a hundred years.
14 It's real slate, so unlike asphalt shingles
15 where you might start losing components off of
16 it over time, or metal that could corrode,
17 slate doesn't do any of those things. It's
18 going to deteriorate. It's natural stone.
19 It's sustainable. It's meant to last a
20 lifetime. The warranty I think was 50 years on
21 the material, and the labor is something that's
22 provided by whoever the contractor is that we,
23 you know, get at that time. We obviously don't
24 have a contractor selected since we don't even
25 have the approvals yet.

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1 MR. LUCA: I think the slate is a big
2 improvement. My opinion, I like the
3 rectangular vents.

5 MS. UHLE: I was going to just say,
6 you want to make sure you continue the public
7 hearing.

8 THE CHAIRPERSON: Yes. Is there
9 anyone else? Please come and address us.
10 Thank you, Margaret.

11 MR. FASCIGLIONE: Good evening. I'm
12 Michael Fasciglione, 43 Woodruff Avenue. A
13 number of questions.

14 Firstly, I wanted to clarify the
15 comment that was made about the additional
16 height that would be removed, would that be a 9
17 foot lowering of the overall height? To me,
18 that's a positive move. The lower that
19 building becomes, the better it is. One of our
20 biggest problems was, that from Route 22 the
21 building would appear to be something like an
22 eight story building. So now we're down to
23 seven, so we're closer.

24 The next question I have is concerning
25 the recommendation to put electric, cable and

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1 telephone wires overground. Does that mean
2 that we'll have to add telephone poles or will
3 there be cable lines? How will those wires be
4 attached to the building?

6 The final question I have is, the
7 construction of the slate, the mansard slate,
8 will it be put on some sort of a grid and then
9 placed in 12 foot pieces? How will it be
10 installed? It's certainly not going to be
11 single, individual pieces of slate. Will it be
12 a grid of some sort that will be placed? Will
13 the trim work on the grid match the slate?
14 Those are my questions. Thank you.

15 MS. UHLE: Haime, I'm going to answer
16 the first two, if that's okay, just to clarify.
17 I had to e-mail the applicant to kind of
18 clarify about the height of the building as
19 well. So they are removing two stair bulkheads
20 that are 11 feet tall. So those 11 feet high
21 elements that are on top of the roof will be
22 eliminated. Then the elevator bulkhead has
23 been reduced from 14 feet 6 inches to 5 feet
24 6 inches. So you won't see those three big
25 bulkheads any longer.

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1 With regard to the utilities, they are
2 showing some telephone poles on the 5 Ray Place
3 side of the street with utility lines. That is
4 not something that the Architectural Review
5 Board is reviewing. That's something that the
6 Planning Board is reviewing. So when this gets
7 referred to the Planning Board, they'll be
8 looking at that very seriously. The question
9 is whether they were approved to have
10 underground utilities and they're now proposing
11 the overhead wires, but that's before the
12 Planning Board, not this board.

13 MR. MARTINEZ: The only thing I would
14 add to that is, there is no proposal to run
15 wires from the street to the building, to the
16 side of the building. Any wires that will be
17 on our property will be underground. The site
18 plan questions to be determined by the Planning
19 Board. No, there won't be wires, you know,
20 hanging and attached to the side of the
21 building.

22 The other question, I apologize, about
23 the -- the slate. The slate, the way that it
24 works, because it's like stone, it has two
25

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1 little holes in it, and you have to attached
2 every single shingle. They come in a module,
3 which is this waterproof membrane, that has, I
4 think, six or eight pieces together, and
5 they're sort of connected in that way. Each
6 individual slate tile, just like if they were
7 the old fashioned way, still has to be hammered
8 in in two different places. The way it was
9 explained to us is that primarily the weight
10 load is held by each individual slate. So you
11 still have to hammer them in. They're heavier
12 than an asphalt thing where you just sort of
13 take the rope. In that sense, they're the
14 same. You could see here even in the material,
15 it has to the two holes. They all have to get
16 hammered in and attached. Honestly, I think
17 that you're going to see this everywhere
18 nowadays. I think this product is going to
19 become extremely popular. There's videos
20 online to show you how to install it. It's a
21 fantastic product.

22 THE CHAIRPERSON: Is there anyone
23 else? Please.

24 MR. SWEENEY: Good evening. Frank

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1 Sweeney, 22 Lakeview Avenue.

2 Last time we were here, we had, at
3 least I understood it to be, 18 units. In the
4 current suggestion of the letter of the 22nd,
5 February 22nd, it says 21 units. What are we
6 dealing with, 21 or 18?

7 MR. MARTINEZ: 18.

8 MR. SWEENEY: So this is incorrect
9 then.

10 MS. UHLE: What is it that you're
11 referring to? The February 22nd letter that
12 the applicant prepared?

13 MR. SWEENEY: Yes.

14 MS. UHLE: Well, so what was
15 approved -- and I'll have to look through this
16 letter again -- the Planning Board approved
17 21 units. When the applicant did final design
18 drawings for the units, they reduced it to 18,
19 which is pretty common in some of the
20 multi-family proposals. I think at the last
21 meeting, 40 Jackson Avenue was approved at 117,
22 but they constructed 115. So they are
23 proposing 18 units now.

24 MR. SWEENEY: So this should really

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1 say 18?

2 MS. UHLE: Well, I have to read
3 whether they were saying what was originally
4 approved or what they're proposing now. They
5 are now proposing 18, so yes, that's what that
6 should say.

7 MR. SWEENEY: Okay. Thank you.

8 THE CHAIRPERSON: Thank you, sir.
9 Anyone else from the audience? Questions
10 regarding the application? Is there something
11 else? I'm sorry.

12 MR. GALANEK: I think I asked the
13 question about how it's going to be heated.
14 Was it originally by central air conditioning
15 and heating? That was one of the question I
16 asked.

17 The second, the reason why I asked
18 about the product and longevity of like the
19 roofing, and also about individual heating, the
20 poor folks that are going to buy the apartments
21 here, they're now going to be -- if it was
22 originally that they were going to have one
23 central air conditioning unit in the building,
24 or multiple but run by the building, not by

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1 each individual apartment, now when you put
2 them in individual apartments, the poor folks
3 that buy these apartments, maybe they don't
4 realize, but that's going to be their
5 responsibility. Any problem with that, that's
6 theirs.

8 Now, if the roof goes, or anything
9 else goes, it's the folks that are the owners
10 of that building are going to have to pay for
11 any type of replacements.

12 Also, talking about the height and the
13 picture of this building, I would like to see a
14 slide -- since we've been down this road for
15 many years, I would like to see a slide that we
16 saw, showing the building from White Plains
17 Road to see how this looks from White Plains
18 Road. There is nothing blocking it. So when
19 this building goes up, it's going to be phoenix
20 by itself. Any type of architectural design to
21 make it look a little aesthetically better, I
22 think would be a great move on the board, and I
23 would also think that the architect and owners,
24 it would be nice if they would show you these
25 circle vents and the lawn vents. They're

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1 telling you about them. They say, you know, it
2 could be 12 inches, 15 inches, whatever. It
3 would be nice if they brought them in to you to
4 show you what the material is going to look
5 like, what the color is going to look like, so
6 that you see it and the rest of us towns people
7 see it. Thank you.

9 MR. MARTINEZ: So to clarify, these
10 are rental units. If the AC goes out in a
11 rental unit, then we're obligated to fix it.
12 If a central air unit on the roof goes out,
13 then that entire unit needs to be replaced. If
14 one of these Opaca units goes out, we'll be
15 able to have one on hand to swap out whatever
16 is needed. So it's better for a maintenance
17 standpoint. But we're obviously obligated --
18 these are luxury apartments, they expect to
19 have their heat and cold air working.

20 THE CHAIRPERSON: They are apartments,
21 not condos? They're not for sale, they're for
22 rent?

23 MR. MARTINEZ: They're for rent. That
24 issue doesn't change. We've done a rendering
25 in the past also. This building looks exactly

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1 the same from White Plains, except we're
2 proposing it without the railings, and the
3 bulkheads.

5 MR. ANASTASIOU: What I respectfully
6 like to point out is that in the prior design
7 and the prior thinking regarding the
8 mechanical, is that each unit always had its
9 own heat pump. It's not something that we just
10 introduced now. In the prior design, the
11 combination was that we had a heat pump in each
12 unit, and with that there was a condenser unit
13 on the roof.

14 With the system that we're going to
15 now, what we've eliminated is the condensers on
16 the roof. Many of them, if I may add. Easily
17 about a dozen of them we've eliminated, which
18 also enabled us to take out one of the stair
19 bulkheads. Thus, making it less visually high,
20 especially from White Plains Road, because
21 that's the stair bulkhead that we eliminated.
22 So the prior design was already approved with
23 that taller bulk head in place. What we're
24 proposing here is, eliminating that. So I
25 believe that we've enhanced the aesthetic of

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1 the building, in response to the gentleman's
2 question regarding aesthetics from White Plains
3 Road, because we've eliminated that bulkhead.

5 Regarding the mechanical system, every
6 unit was always to be operational independent.
7 Every unit was on its own. What we've done
8 here is, eliminated condensers from the roof.

9 THE CHAIRPERSON: And it's operational
10 on its own, independent, so that each one can
11 control their own environment.

12 MR. MARTINEZ: Yes. Some of the units
13 are going to have I think either three -- two
14 or three different individual Opaca units. So
15 obviously if one goes down and you need to
16 replace it, they're all the same type of unit,
17 so we'll be able to have one readily
18 availability to swap out if we need to. Kind
19 of like a hotel. You go to a hotel, you know,
20 your heat goes out, they swap it out and bring
21 in a new one. So it works really well that
22 way.

23 Sort as a kind of anecdotal
24 experience, our office is in Pleasantville.
25 We've got a new building going up right now

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1 right by the train station. I don't know if
 2 any of you have ever been to downtown
 3 Pleasantville. It's a lovely new building,
 4 somewhat modern looking. As you're riding up
 5 the street, the most noticeable thing is in
 6 this sort of dark red brick building with black
 7 paneling and glass are these tan carrier
 8 condensing units that you can see right from
 9 the top. They're not good looking. They're a
 10 part of that building because that's how they
 11 designed it. You're not going to see that, as
 12 John mentioned. Those condensing units are not
 13 going to be there. You're going to see the top
 14 of the roof, and essentially that will be it.
 15 It should look a lot better than it did
 16 previously.

17 THE CHAIRPERSON: Okay. Any
 18 questions? Anybody else?

19 MR. LUCA: Are we done?

20 MS. UHLE: Just make sure.

21 MR. MCINTYRE: Is there anybody else
 22 in the audience that would like to speak?

23 MR. FIORAVANTE: Bill Fioravante, 24
 24 Ray Place. Hi, Margaret.

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1 Real quick. We've been on this
 2 project for about three and a half years,
 3 approximately; correct? A long time. So it's
 4 been a long road. You guys have built a great,
 5 you know, design. It's a great building. But
 6 the reason why I see why we're here again at
 7 the ARB is because you guys approved of a
 8 building with certain parameters, you know, the
 9 railings, the air conditioning systems, the
 10 size of the building. First of all, it's still
 11 10, 9 feet above zoning height in Eastchester
 12 to begin with. Anyway, because Covid has
 13 exacerbated costs, whoever, you know -- the
 14 cost benefit analysis when you're building a
 15 building, whether it's here or in the city, it
 16 looks like you guys had a different cost
 17 benefit analysis because now -- whatever you're
 18 building now is going to be double the cost.
 19 So all I see here today is, these guys trying
 20 to reduce the cost of their building because
 21 they can't get -- you know, they're seeing this
 22 plan going on way too long.

23 So let me ask you guys. You guys
 24 approved of a building a certain way with the

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1 railings, the certain type of air conditioner
 2 systems, I mean, is this acceptable to allow
 3 this to happen? I mean, in six months are they
 4 going to come back again? You know, we took
 5 them to -- you know, we had a lawsuit. We have
 6 an appeal. Are they going to come back six
 7 months again and try to change things in a less
 8 costly manner as well?

9 Also, I was going to say, because
 10 Sean's not here tonight, and the gentleman here
 11 said it is a rental building, it looks like a
 12 hotel, and Sean keeps saying, this building
 13 looks like something out of Orlando. I mean,
 14 it's, you know, a beautiful building, but it
 15 doesn't fit in this area. I mean, like I said,
 16 I go down Garth Road, every building looks red,
 17 this is white. I could go to other areas, it's
 18 the same as well. I mean, White Plains and New
 19 Rochelle, you know, are cities, it's a little
 20 bit different. So I'll let you guys answer.
 21 Thank you, guys.

22 THE CHAIRPERSON: I think, as you said
 23 before, that the cost of things have gone up.
 24 I mean, it's a lot substantially in the past

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1 two years, and that's kind of unforeseeable,
 2 that kind of increase in -- those kinds of
 3 increases in all the building materials, labor,
 4 everything.

5 What we're here tonight, I think,
 6 trying to resolve, the fact that they're
 7 changing the AC and that just created these
 8 louvers. Honestly, I think the building as a
 9 whole, what he was trying to explain before,
 10 was that the AC stuff on the roof, which was
 11 making it a bigger building or more imposing
 12 stuff going on up there, has been reduced. So
 13 this, in my eyes, although we have to kind of
 14 come up with the best solution of addressing
 15 that one particular point of where the louvers
 16 are, and, you know, whether they're circular or
 17 rectangular, I think the general gist of that
 18 issue is that it's an improvement. It's all
 19 over on the building, that that does improve
 20 it. But, you know, you can't hold it against
 21 them that they're trying their very best to get
 22 this going along the way. Us kind of going
 23 back and forth, back and forth, back and forth
 24 doesn't help them either. It's kind of a catch

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22 situation in terms of that.

I don't know what was else. I think throughout the meeting tonight a lot of the comments were about how imposing it appears from Route 22. I'm not sure if at any time there was a perspective, kind of like a sketch up?

MR. MCINTYRE: There was.

MR. FIORAVANTE: It was a good animation.

THE CHAIRPERSON: That perspective when it is that far back off of 22, it really does, even though it is X amount of stories, it's not X amount of stories at the street, it's X amount of stories at that far distance. So it will appear a lot smaller. Also, looking over CVS if you're on the ground, you're going to miss half the building by looking at it. I know it seems like it's going to be way up there and completely visible, but it's not.

MS. UHLE: Can I just -- we kind of addressed this last month as well. First of all, it's very common for applicants to come back for amended site plan or architectural

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review approval, whether it's because of cost or because of aesthetics or because clients change their mind about things or safety issues. People could argue that they prefer a natural slate roof to a metal roof. So that's not necessarily a downgrade. I think that the proposed air conditioning solution and heating solution is more energy efficient and definitely be less imposing in terms of what you can see on the roof.

The board right now is really only evaluating three things: The roof, the railings, and the louvers. That's it. Everything else has been approved. So we're down to those three things. I'm not sure how comfortable -- after the public hearing, the board will let everyone know how comfortable they are with the slate roof, whether they prefer the circular or the rectangular louvers, and then we're down to the railings. With regard to the views from White Plains Road, the color of the brick, that, for better or for worse, has already been approved. So you're just looking at those three things.

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MR. MARTINEZ: I do have that original rendering from White Plains Road on the computer if you want to show it. The biggest change, obviously, from here is that bulkhead that you could currently under the current approval, that's going to be gone. You could see it's actually lower on that end. Again, you know, what this rendering doesn't show is how those condensing units would have looked up there. They're not going to be there. They may have been visible before. I can't really attest to that. I don't believe that the previous rendering really did much consideration of that, how those HVAC units would have looked, or whether they would have been visible, but certainly that bulkhead is no longer there. And, of course, the slate material, which you have in your hands, is going to be different. The originally rendering I think was done with a lighter color than what was approved at the end. Essentially, that's it.

THE CHAIRPERSON: One more from the -- okay, yes.

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MS. GABRIELE: Pat Gabriele, 24 Ray Place. So that picture that was just shown there, you don't think that that building is very imposing from Route 22? The picture you just saw. You don't think that building looks very high compared to where CVS is and stuff?

THE CHAIRPERSON: In my opinion?

MS. GABRIELE: Yes.

THE CHAIRPERSON: In my personal opinion, no, I don't.

MS. GABRIELE: Just curious what everybody thought. To me, it looks very imposing.

THE CHAIRPERSON: Anyone else? (No comments.)

THE CHAIRPERSON: All right. So, board members, do we have -- I would like to make a motion to close the public hearing for Application --

MR. MCINTYRE: 22-47.

THE CHAIRPERSON: -- 22-47.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor. (AYE)

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THE CHAIRPERSON: I'm not sure if we all -- Silvio, did you speak about the railings?

MR. LUCA: My opinion?

THE CHAIRPERSON: Yes, please.

MR. LUCA: My opinion, the roof is a great improvement. The only thing I would ask about the roof is, how the hips and the caps are. What is that material, what's the detail.

Secondly, I prefer the rectangular vents than the round ones. I also prefer not adding the AZEK over those certain windows to add a vent. I think having the vent in the brick like you originally had, but rectangular would be nicer.

I do like the railings. That's my opinion. I still like the railings. I prefer the railings on the building.

THE CHAIRPERSON: Jennifer, do you want to summarize?

MS. NEMECEK: We've been kind of discussing it. I agree that the railings really make the facade. It's a beautiful shape of building. The mansard roof really needs

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that railing. Otherwise, it seems a little flat. I especially like them on the roof line. If you're going remove them from the center panel where the entrance is, I understand it, but I like it on that roof where you have the half windows. I think the slate roof is a great improvement, but I was discussing what kind of trim you would use for that roof.

MR. MCINTYRE: I guess you do reference note 12, metal coping charcoal gray, but I guess the hips and the valleys, is that going to be the same, is it going to be copper?

MR. MARTINEZ: So we, you know, didn't get into the details on that. I don't know. We would probably look to do whatever is going to last as long as the roof is expected to last. It's most likely going to be something nice. The flashing, I guess would it be a copper flashing? You know, the aluminum flashing doesn't tend to stay. Is that what you're talking about?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: How you handle the --

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MR. MARTINEZ: Can the architect come up here and answer this question?

THE CHAIRPERSON: I did hand out my copy of the roofing cut sheet. If you could just --

MR. ANASTASIOU: I'm not exactly sure the location of the flashings in question.

MR. LUCA: All the hips. The slate can't meet like this; right?

MR. ANASTASIOU: Where are you talking about; on the roof?

MR. LUCA: Yes, the roof. Wherever the slate meets slate. All the hips and all the caps. There must be something there.

MR. MCINTYRE: Like the hips and the valleys.

MR. ANASTASIOU: So typically, the slate is going to go up, at the cap of the mansard, there's a metal coping, and we're probably going to pick a color that blends with the slate. So it's probably going to be, I suspect, perhaps aluminum, or some kind of color that just gets a baked aluminum finish on it from the manufacturer.

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On the roof side, the roof membrane comes up, it comes up the mansard, it folds over, and then the coping metal goes on top.

MR. LUCA: Then on every hip, basically, is going to be a piece of painted aluminum?

MR. ANASTASIOU: That we would have to look at, you know, the manufacturer's details because I'm sure they have typical outside corners, inside corners and returns. With that, the roofing material is all in system warranty, so we wouldn't be deviating from what maintains the warranty on their product.

MR. LUCA: Right.

THE CHAIRPERSON: Item by item from the board, would we say that the louvers should be the rectangles?

MR. MCINTYRE: Yes.

MS. NEMECEK: Yes.

THE CHAIRPERSON: All right. So that's the one item.

MR. MARTINEZ: Is that rectangle with the additional architectural ornamentation, or just rectangles in place of the circles?

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THE CHAIRPERSON: I think without it was a better choice. I think it's simpler without it.

MS. UHLE: So without the AZEK.

THE CHAIRPERSON: Without the extra AZEK.

MR. MCINTYRE: I think, as, you know, your colleagues mentioned, you want to try and make the, you know, penetrations, the louvers, the grills, disappear into the background as much as you can. So I think if you, you know, try and make that happen with different types of application other than the primary background, I just think that that's maybe complicating it more than you need it to be.

MS. UHLE: I just want to clarify because I think last month Silvio was recommending something that was the entire length of the window. Now you're saying just the rectangular vent or louver just set in the building?

MR. MCINTYRE: I think we didn't have the option of looking at the rectangular ones, you know, last time.

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MS. UHLE: I know. I just wanted to clarify that. Yes, okay.

MR. MCINTYRE: Again, you know, the cut sheet that you sent out where, you know, it specifically showed, you know, the various applications of how it would get plastered in, if it's in the stucco or in the brick or in the trim, I think you, as would we, would be looking for that level of detail so that it blends into the background.

THE CHAIRPERSON: As best as possible.

MR. MARTINEZ: Yes. It's color matched, so they don't -- it's not like, we'll choose the white ones or the tans ones. I think you can actually give them color configurations for them to bake it on. So you tell them what color you want, which is good because it's a lot more open than just sort of off the shelf options.

MR. MCINTYRE: I would agree with, you know, my colleagues. I certainly think the railings -- I'm never a huge fan of, you know, putting something in that might not necessarily be used, but I certainly think that, you know,

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the appearance of the railings, certainly on the mansard and the sort of primary elements, it gives the building more of a sort of a richer, more elegant, luxurious kind of a feel to it. I think that's what you're hearing from, you know, certainly this side of the dais.

What do you think, Carlos?

MR. GARCIA-BOU: My concern about the railing is safety. I feel that if you put a railing in, to me, my opinion is that it's going to cause more of a safety issue for the tenants. They might think that they can could you use that as a -- you know, a kid could open a window and somebody could --

THE CHAIRPERSON: I think the windows are fixed where the railings is; right? The lower piece of window is fixed where the railing is, so really you're opening only above it?

MR. SARACENO: I believe the intent -- and correct me if I'm wrong -- the windows without the railings are all operational, and the windows with the railings are fixed; is

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that correct?

MR. ANASTASIOU: The way that the window is designed, it looks like it's a double hung, but operationally the bottom half is fixed, and the upper half acts like a casement window. The railings where they were before, it winds up primarily where the fixed panel portion of the window would be.

THE CHAIRPERSON: So safe?

MR. SARACENO: It's safe.

THE CHAIRPERSON: I mean, the other windows, they're actually real double hung windows, and you can open the lower portion.

MR. ANASTASIOU: That's an accurate statement what you just said, yes. It's fixed. The bottom part is fixed.

THE CHAIRPERSON: Okay. So then on the railings, we agree that they should remain. If at all, they would be eliminated from the center portion? Is that everything? What Jennifer suggested, are you all okay with that, just keeping it on the top?

MS. NEMECEK: If they can't do the center.

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MR. LUCA: Why can't they do the center?

MS. NEMECEK: It would look nice with the center.

THE CHAIRPERSON: Never mind. Never mind on that part. We would like you to keep the railings.

As far as the roof, we all agree. We really do like the new slate that's proposed and are very happy with that.

So with those comments --

MS. UHLE: You're going to refer it to the Planning Board with a recommendation to approve the natural slate roof, rectangular vents set in the natural background, but to keep the railings as previously proposed.

THE CHAIRPERSON: Correct. So with those points in mind, I would like to make a motion to send Application 22-47, 5 Ray Place, along to the Planning Board with a recommendation for approval with those options selected.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(AYE)

THE CHAIRPERSON: Thank you very much.

Next up on our agenda this evening is 22-34, Wood and Fire, located at 118 Brook Street. Please come up to the easel and grab the mic. Please introduce yourself.

MR. FERRARA: Good evening. How are you? Michael Ferrara, CEO of the Wood and Fire Group. Unfortunately, our architect had a family emergency, so I'm stepping in and doing it for him today.

THE CHAIRPERSON: Okay.

MR. FERRARA: So we're going to do our absolute best.

THE CHAIRPERSON: Okay.

MR. FERRARA: So we are proposing an aluminum motorized pergola over our existing patio for additional seating. We initially were planning to extend our second floor. That turned out that it wasn't going to work in our favor with the amount of seats required with more bathrooms, so this is the route that we decided to go on.

We have two other restaurants in

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Pleasantville, New York, Wood and Fire and Southern Table. They both are using this existing pergola approved and operational. It's not changing anything to our existing interior or exterior portions of the building. It's going to go right over our current patio.

I can't connect to your computer, to the screen, but I do have renderings of what they look like. I don't know if I could show them to you.

THE CHAIRPERSON: Off of your computer, that would be difficult. If you put it on the easel, something that's printed out, some blueprints, but otherwise, no.

MS. UHLE: Do you have an HDMI connection on there?

MR. FERRARA: I don't. If I had known I was doing this, I would have planned a little bit better.

MR. LUCA: Is it being enclosed or just the top opens up and closes?

MR. FERRARA: It's motorized. Louvers on the top, hard plastic clear sides that go up and down. So it's going to extend our seating

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for the winter time. We have an occupancy problem. We only have 55 seats inside. Knock on wood, we're busy, but come the winter time when we lose that seating, you know, which does affect us financially because we have limited seats. During Covid, the town was great. They made it easier to get a tent and put it up. Now that, you know, Covid is going away, you know, getting a tent we have to go through the same process of what we're doing here.

So we're making the investment in all our stores to put these pergolas. You know, it's a big investment, about 250,000. Fully heated, electric heaters mounted in the ceiling, fans, and again, retractable sides. The louvers don't open -- the roof doesn't open a hundred percent. There's just louvers, so the go 180 degrees. So it also helps us when it rains. If rain is coming, bad weather in the summertime, we could shut the roof, pull the sides down, leave the sides up, and it extend our seating. It helps us financially.

THE CHAIRPERSON: What color is the structure made of?

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MR. FERRARA: It's a charcoal aluminum, so it fits right in with our building.

MR. MCINTYRE: And the lighting is in the cross beams?

MR. FERRARA: The cross beams. It also has its own built in gutter system. Just to give you an idea, that's what it will look like with the sides up. With the sides down, they're clear, has a black trim around it just for a little decor. As you could see, the lights do go through the cross beams.

In those cross beams as well, are built in gutter systems. So they'll be tied into our drains, and then coming down the down columns all around is where the spigot come out for the gutters.

So it's, you know, well built. We're using it in our two stores right now in Pleasantville, fully functioning.

MR. MCINTYRE: How long have they --

MR. FERRARA: They've been going for -- in Pleasantville, Southern Table and Wood and Fire both got approved last November.

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They were operational by January for Super Bowl Sunday, I had a wedding in there, and completely functioning. So we're going on our second winter at the two stores in Pleasantville.

THE CHAIRPERSON: The way it's laid out there with the greenery, is that greenery existing?

MR. FERRARA: That's our existing -- we're not changing anything with landscaping, parking, exterior design, interior design.

So those are our existing plants right now.

THE CHAIRPERSON: Okay.

MR. FERRARA: That's kind of the top view. Again, they'll be louvers. It's just opening just to give you that exact -- that's with the sides open and the louvers open.

THE CHAIRPERSON: So the gutters go right into the plants; right? I'm just joking.

MR. FERRARA: No, no. The gutters will tie into our drainage system that we already currently have. So on those down columns, there's a spigot at the bottom. It is

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installed with a slight pitch for the water runoff. The louvers have a built in J channel, which was a big thing for us. Our concern was, you know, in the summertime it could be beautiful and within five minutes I look at my radar and the rain is coming, it pours, and then it's nice two minutes later, what do we do? When the roof is closed, the water is on top. When those louvers open, it has a built in J channel, so that when they open, people aren't getting soaked.

That's a big problem for us, too, in the summertime. A quick rainstorm out of nowhere, people running inside with their food and their plates causes mass confusion in the restaurant.

MR. MCINTYRE: Okay.

MS. NEMECEK: Okay.

MR. FERRARA: This was approved by the Zoning Board at the end of '22 by all parties. That's pretty much it.

MR. MCINTYRE: All right. We get it. I'm just going to make a motion to open up Application 22-34 to the public. Do I have a

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second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: Anybody here that would like to speak regarding this application, now is your chance.

(No comments.)

MR. MCINTYRE: That being the case, I would like to close the public hearing on Application 22-34. Do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: The public hearing is closed on this application.

I really don't have any sort of issues on this. Actually, this is the second time we've seen this. Another proprietor in town --

MR. FERRARA: Ciao?

MR. MCINTYRE: Yes.

MR. FERRARA: He's basing it off -- you're going to see a lot of people that are actually basing it off of us. Mario Lusardi

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1 from Chat. Those are Scarsdale. We're the
2 first one really in Westchester that has it.
3 We're good friends from Zef from Ciao. He came
4 and took a look at it. It's the same company.
5 MR. MCINTYRE: Yes. I'm familiar with
6 it. I've actually seen it recently. It's a
7 pretty cool application. I got to see it when
8 it was raining also.

10 MR. FERRARA: Wykagyl Country Club has
11 it as well. We're the first restaurant in
12 Westchester. We saw it from Wykagyl Country
13 Club. It really works great, you know. Other
14 than the two coldest days of the year that we
15 where it was two degrees on a Friday and
16 Saturday a couple of weeks ago, we were able to
17 sit it fully in the winter time, you know. So
18 it's a huge help for us financially.

19 THE CHAIRPERSON: What's the span of
20 like -- let's say the longest span that it can
21 actually be put? Like right now you have two
22 sections going across the top.

23 MR. FERRARA: For Scarsdale, it's
24 going to be three units put together, and then
25 each column is no more than -- from column to

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2 column, it shouldn't be more than 7 feet, I
3 believe. That's the longest --

4 THE CHAIRPERSON: Spread?

5 MR. FERRARA: Yes.

6 THE CHAIRPERSON: Okay.

7 MR. FERRARA: Because otherwise the
8 sides then will become flimsy. It's on a
9 track. We want it to be solid. That's what's
10 keeping the cold weather out in the winter
11 time.

12 THE CHAIRPERSON: Okay. Any other
13 comments or questions?

14 MR. LUCA: I'm good.

15 MS. NEMECEK: You have a nice deck
16 back there, so this is going to be great.

17 MR. FERRARA: Yes. You're not going
18 to see it from the street. It's only going to
19 make things better, you know, for the building
20 aesthetically. It's changed the whole look of
21 our two other restaurants.

22 MR. MCINTYRE: Okay. That being the
23 case, I would like to make a motion to pass
24 this application along to the Planning Board,
25 Application Number 22-34. Do I have a second?

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2 MS. NEMECEK: Second.

3 MR. MCINTYRE: All in favor.

4 (AYE)

5 MR. MCINTYRE: Okay. Good luck.

6 MR. FERRARA: Thank you.

7 THE CHAIRPERSON: Thank you.

8 Next up on our agenda this evening is
9 Application 22-48, which is 5 Nancy Place.
10 Welcome.

11 MR. MAIORANO: Good evening, board.

12 My name is Adamo Maiorano from Community
13 Designs and Engineering. On behalf of the
14 application, Nick DiSalvo, we are proposing
15 additions and alterations to 5 Nancy Place.
16 The applicants recently purchased the home, and
17 they're looking to make some, you know, modest
18 additions and renovations to the overall house
19 to suit their needs.

20 Basically, a couple of months ago, we
21 did receive a zoning variance for the garage
22 addition that you see on the right-hand corner
23 side of the house, and that's with respect to
24 the front yard setback. It sort of encroaches
25 into that front yard. This project and home is

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2 in a dead end street, a cul-de-sac, so there's
3 no homes next to it other than -- there's no
4 home to the right, but there is a house to the
5 left, which I believe is at 3 Nancy Place.

6 Just to switch over to the elevations
7 and sort of go through the overall idea of the
8 additions and the aesthetics. So the house
9 ultimately will, you know, pretty much read as
10 a Tudor style. That's what the applicant's
11 really -- their wishes and their desires are
12 pretty specific on the materials and colors and
13 aesthetics of the home. There are some
14 transitional elements, I guess, that make sense
15 going on as well.

16 So the existing home, really mostly
17 only the left side of the house remains
18 somewhat, you know, in tact. The existing
19 garage will be converted to a playroom, and
20 that garage door will be removed, and they'll
21 be two windows that sort of line up with each
22 other. Right now, it's sort of offset.

23 Next to that is a new portico and sort
24 of almost two story entryway. Mostly to the
25 right is where we have that two story addition,

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1 and the one and a half story garage that sort
2 of protrudes, as you can see here on the left
3 side elevation, into there where the driveway
4 kind of arches in from the street into the new
5 two car garage.

6 Just to go over the materials. Sort
7 of different from what exists today. It's
8 going to be a stucco finish. It's pretty much
9 an off-white color. All of the trim and
10 everything that you see is a dark bronze. The
11 windows are Andersen 400 Series windows that
12 are in a dark bronze finish, and that's
13 basically from the manufacturer. The standing
14 seam metal roof is a little bit off from that
15 dark bronze. It's an aged bronze color. It's
16 very similar, but just gives it a little bit
17 different touch to it so that, you know,
18 everything doesn't completely match. The stone
19 is a real thin stone veneer. The name of the
20 stone is Concord, but we're going to do an over
21 grout, basically, on it, so it gives it more of
22 that, again, Tudor and rustic sort of feel to
23 the house. The roof is an asphalt shingle
24 roof, lifetime roof, but it's sort of their

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1 harvest collection, which is Appalachian Sky.
2 So it has some little -- this is easier -- it
3 has some different colors and variations to it.
4 I can pass that around. That sort of, again,
5 you know, goes with the whole look and vibe of
6 the house that we're trying to create.

7 Street-scape. Again, with respect to
8 this being on a cul-de-sac, there's not much
9 going on, other than the house to the left.
10 Again, most of the homes in that area are, you
11 know, much larger than what currently exists,
12 so that home will kind of fit into, you know,
13 that sort of dead end area as far as, you know,
14 size and overall appearance.

15 Condensers. The new condensers are
16 basically on the right-hand side of that
17 addition as well.

18 I think that's it.

19 MS. NEMECEK: Thank you for twisting
20 the garage so you don't see a garage door.
21 This has much more curb appeal.

22 MR. MAIORANO: Really, the site itself
23 sort of -- that's why we went to the variance
24 route because it kind of led to that whole sort

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1 of set up. That was the most ideal approach.

2 MS. NEMECEK: It looks really good
3 that way.

4 MR. MAIORANO: Thank you.

5 THE CHAIRPERSON: And the materials
6 are quite nice also.

7 MS. NEMECEK: I even like the lights.

8 THE CHAIRPERSON: The sconces.

9 MS. NEMECEK: The sconces are nice.

10 THE CHAIRPERSON: The entry doors are
11 beautiful. Really, really nice. They really
12 look like they fit the home.

13 MR. MCINTYRE: So I'm just going to go
14 to the due process. I'd like to make a motion
15 to open up Application Number 22-48 to the
16 public.

17 MR. GARCIA-BOU: Second.

18 MR. MCINTYRE: All in favor.

19 (AYE)

20 MR. MCINTYRE: Anybody here that would
21 like to speak regarding this application, now
22 is your chance. Don't all rush at the same
23 time.

24 (No comments.)

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1 MR. MCINTYRE: That being the case, I
2 would like to make a motion to close the public
3 hearing on Application 22-48.

4 MR. GARCIA-BOU: Second.

5 MR. MCINTYRE: All in favor.

6 (AYE)

7 MR. MCINTYRE: So the public hearing
8 is now closed.

9 THE CHAIRPERSON: Any other further
10 comments from the board members regarding this
11 application? I think it's a really, really
12 nice home. Beautiful materials. Just good
13 package.

14 MR. MAIORANO: Thank you.

15 MR. MCINTYRE: Yes, very nice design,
16 very thoughtful. Good overall presentation.

17 MR. MAIORANO: The owners were very
18 hands on as well, you know, with picking
19 everything out. It sometimes makes it easier.

20 MR. MCINTYRE: It's obvious.
21 Beautiful home on the outside. The layout on
22 the inside looks very, very functional, and
23 certainly somewhere I would be happy to come
24 home to every evening.

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Do we have any sort of final comments from the board?

(No comments.)

MR. MCINTYRE: Okay. So that being the case, I would like to make a motion to pass this presentation and application on to the Planning Board, Application Number 22-48, located at 5 Nancy Place. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: Thank you very much.

THE CHAIRPERSON: Thank you all. Is yours next also?

MR. MAIORANO: Yes.

THE CHAIRPERSON: Our next item on the agenda is Item 23-10, 16 Greystone Circle.

Now, I noticed on the -- it says new on the -- new single family residence, but I -- is it me or is it --

MS. UHLE: I think, in all honesty, there was some unintentional confusion. So you did approve a house on this property previously.

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THE CHAIRPERSON: Okay.

MS. UHLE: It was by the same architect. But now there's a new homeowner that wanted some modifications made. It hasn't been built. You really should just evaluate it as a new because to compare back to what a previous builder wanted, I think it's better just to present it as new. Just present it as new. Thank you. It's a new house for a new owner.

MR. MAIORANO: Yes. 16 Greystone Circle. Pretty much what happened here is, the builder sold -- it was originally approved, the builder sold the property to, you know, a new homeowner that is specifically going to build a house for themselves, so they didn't really want what was previously proposed. They have sort of specific intentions on, again, the aesthetics and all that stuff.

The most important thing is really the site. Overall, everything on the site, the landscape plan, the coverage and all that stays exactly the same. The footprint of the house stays the same. The only thing really, again,

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that changed is the aesthetics. The massing of the home is very much similar as to what was approved.

Looking at it as a new home, basically there was a front -- let's get off of the existing house. Basically this new home will have a white brick veneer on the front. The front entry will sort of, you know, be more signified with this arch front portico that doesn't really extend much out. It's only about a foot and a half extension towards the front. It has a sort of vaulted ceiling to it to signify, again, that two story entryway. The windows are Andersen black windows. They're casement windows. Mostly all of the front, again, that same style brick, standing seam metal roof is a charcoal color, along with the asphalt shingle roof is charcoal as well.

Once we go to the sides, we did sort of wrap the brick -- so that you don't really see just that, you know, 4 inch sort of facing, we wrapped the brick along the sides about a foot, a foot and a half, and then the rest of all the sides are white HardiePlank siding, lap

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siding. It's an 8 inch -- 7 inch exposure. The chimney will be the same brick as the front of the house. There's also, you know, because of the slope of the property, there's a deck on the back with, you know, white AZEK, Trex decking and a black railing to that deck.

Street-scape really quick. This, again, is in a dead end cul-de-sac, but the house to the left is a brick sort of somewhat center hall colonial home, and then to the right is your typical sort of ranch style home in the area, and that will sit in the middle of those two.

MR. MCINTYRE: The brick, is it a veneer brick or is it a solid?

MR. MAIORANO: It's a real -- actually, here. So this is -- I don't have the actual brick, but this is a picture of a house that has pretty much what that brick looks like. It's a normal 4 inch brick. It's not your typical white brick, it's, you know, a little off-white grout, but sort of that white brick.

MR. MCINTYRE: Okay. I'm going to

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1 keep the dream alive. I would like to make a
2 motion to open up Application 23-10, located at
3 16 Greystone Circle, to the public.
4 MR. GARCIA-BOU: Second.
5 MR. MCINTYRE: All in favor.
6 (AYE)
7 MR. MCINTYRE: Okay. The public
8 hearing is now open. We have one gentleman who
9 looks like he's looking to bolt for the doors.
10 (No comments.)
11 MR. MCINTYRE: That being the case, I
12 would like to make a motion to close
13 Application 23-10.
14 MS. NEMECEK: Second.
15 MR. MCINTYRE: All in favor.
16 (AYE)
17 MR. MCINTYRE: Okay. The public
18 hearing on this application is now closed.
19 MS. NEMECEK: I have a question about
20 the brick.
21 MR. MAIORANO: Sure.
22 MS. NEMECEK: It looks like it's a
23 tumbled brick. It's rounded. Is that what
24 you're going to use?

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1 MR. MAIORANO: No. It shouldn't
2 really be --
3 MS. NEMECEK: In this illustration, it
4 looks tumbled. It has rounded edges. It's not
5 a real square brick. What do you intend on
6 using, a square brick or a round rumbled one?
7 MR. MAIORANO: More of a square brick.
8 Sometimes with the grout when they get --
9 MS. NEMECEK: No, but you could tell
10 those bricks are rounded.
11 MR. MAIORANO: It looks like painted
12 white brick is pretty much the --
13 MS. NEMECEK: The sharper brick would
14 be a better choice than this.
15 MR. MAIORANO: Yes. The landscape
16 plan is what was previously --
17 MS. UHLE: You approved that
18 previously. So in the meeting notes, I said
19 the fact that it was approved previously was
20 somewhat irrelevant, except for the storm water
21 management plan and the landscape plan remain
22 the same.
23 MR. MCINTYRE: So the builder, I
24 guess, hired you, retained you, you designed it

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1 initially, and then the builder sold it or the
2 developer sold it?
3 MR. MAIORANO: Exactly. The new
4 homeowners are -- he doesn't have anything to
5 do -- not that it matters --
6 MR. MCINTYRE: Has he retained the
7 builder to build the home?
8 MR. MAIORANO: No. The new owners
9 have a new builder that's going to do it. A
10 local person as well. I know the new owner's
11 person as well, so that's why I ended up
12 staying with them.
13 MR. MCINTYRE: Keeping both sides of
14 the equation going. Okay.
15 Silvio, any comments on your end?
16 MR. LUCA: No. I like it.
17 THE CHAIRPERSON: It looks good.
18 MR. MCINTYRE: So I would like to make
19 a motion to move this application along,
20 Application Number 23-10, located at 16
21 Greystone Circle. The one caveat, just to
22 reconfirm that the brick is not per the
23 attachment that you handed out, more so per the
24 design, and more of an engineered sharp edge

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1 brick. Anything else that we didn't address?
2 THE CHAIRPERSON: No, I think we're
3 good.
4 MR. MCINTYRE: Okay. That being the
5 case, I would like to make a motion to move
6 this along to the Planning Board. Do I have a
7 second?
8 MR. GARCIA-BOU: Second.
9 MR. MCINTYRE: All in favor.
10 (AYE)
11 MR. MCINTYRE: Okay. Good luck.
12 MR. MAIORANO: Thank you.
13 THE CHAIRPERSON: Thank you. Thank
14 you for your good, clean presentation.
15 All right. Then I would like to make
16 a motion to end the town of Eastchester --
17 MR. MCINTYRE: Well, before you do
18 that, I would just like to say something.
19 You know, Margaret, we found out
20 yesterday -- actually Jennifer told me on
21 Monday -- that after 17 years -- right,
22 Margaret?
23 MS. UHLE: 18 and a half.
24 MR. MCINTYRE: After 18 and a half

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years of penal services, Margaret Uhle, our Director of Planning, is retiring. Certainly, as somebody who has been on this board for close to the time you've been here, it's been on honor and a privilege to sit alongside you.

I would just like to say thank you very much for all of the hard work and the effort and the time and devotion that you've put in to make the town as good as it is. Certainly, our board, as well as the Planning Board, as well as all the other countless hours that you've invested to make our town as good as it can be.

MS. UHLE: Thank you so much.

MR. MCINTYRE: I would like to wish you, and I'm sure everybody feels the same, the best in your requirement, and, you know, the best life that you can live. Certainly from everybody who's not here to be able to say thank you, I'm sure they are sending their well wishes and the best of luck to you and your family.

MS. UHLE: Thank you so much.

Actually, I have been very lucky to work with

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fantastic board members on all three boards. Everybody is so pleasant and fun and professional. So that's been great.

MR. MCINTYRE: We'll certainly miss you dearly, and certainly very, very large shoes to fill in your absence. Thank you very much and good luck. God bless you.

(Applause.)

MS. UHLE: Thank you.

THE CHAIRPERSON: Thank you so much. I guess this will probably be the last ARB meeting with you; is that correct?

MS. UHLE: I think so. I'm not quite sure. You might have to take that all back.

THE CHAIRPERSON: It's been memorable, whether it's the last or not. We hope it's not.

MS. UHLE: Laura and Enda especially. Laura has been on the board since day one.

Enda I met as a neighbor to an applicant. He was one of those people out in the audience.

MR. MCINTYRE: That's right. That's right. Exactly. I'm sorry for interjecting.

Now I guess you can adjourn the meeting.

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THE CHAIRPERSON: Absolutely. Well worth it. Thank you. Thank you for doing that, and for reminding us all to say thank you to Margaret a million times over.

Now I would like to make a motion to close the ARB meeting for the town of Eastchester March 2nd, 2023.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Thank you, all, and goodnight.

(Meeting adjourned.)

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CERTIFICATION

STATE OF NEW YORK)

) SS.

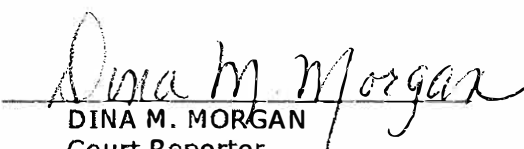
COUNTY OF WESTCHESTER)

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 24th day of March, 2023.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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