		1	EASTCHESTER ARB - 9/7/2023
		2	
		-	MR.HERBERT: You were all here, yes.
	2 (j) ;	3	THE CHAIRPERSON: There's three of us,
	3 2 3 2 4 1 5 1 5 1	4	so there's enough to approve the minutes.
	5 1 TOWN OF EASTCHESTER	5	I would like to make a motion to
	6 ARCHITECTURAL REVIEW BOARD MEETING	6	approve the minutes of the June 1, 2023 ARB
	7 SEPTEMBER 7, 2023	7	m eeting.
	8	8	MS.NEMECEK: Second.
	9	-	
	10 HELD AT; Eastchester Town Hall	9	THE CHAIRPERSON: All in favor.
	40 Mill Road 11 Eastchester, New York 10709	10	(AYE)
	7:00 p.m.	11	THE CHAIRPERSON: Tonight, we have
	13 BOARD MEMBERS IN ATTENDANCE:	12	three application up, new business. First up
	14	13	is 23-24 for 65 Middle Road. Welcome. You can
	LAURA RAFFIANI, CHAIRPERSON 15 JENNIFER NEMECEK, MEMBER	14	put your application on the board there, and
	SILVIO LUCA, MEMBER	15	
	17		then please use the mic. You can pull it off
	EASTCHESTER EMPLOYEES IN ATTENDANCE:	16	of the stand if you need to.
	19 LUKAS HERBERT, DIRECTOR OF PLANNING	17	MS.MARRONE: Good evening. I'm
	TOWN OF EASTCHESTER	18	Maggie Marrone, the architect for 65 Middle
	Building and Planning Department	19	Road.
	22	20	My client would like to add a one
	23 Dina M. Morgan, Reporter	21	story addition to the front of the house for a
	SEP 1 9 2023 25 Colonial Road 24 SEP 1 9 2023 25 Colonial Road 24 New York 10708		
	(914) 469-6353	22	nice master bathroom. Currently, there's two
		23	bedrooms upstairs with a bathroom, and then
	obcorven	24	there's a very small bedroom downstairs but
	RECEIVED M. NORGAN, REPORTER	25	there's no full bath, and there's a powder
			DINA M. MORGAN, REPORTER
		_	
_	2		4
	2		4
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
1 2		1	
1 2 3	EASTCHESTER ARB - 9/7/2023 THE CHAIRPERSON: Good evening,	1 2 3	EASTCHESTER ARB - 9/7/2023
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		-	and the second sec
	5	1	7
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	pulled forward right here, and then this is	2	addition is behind there with the bathroom with
3	being pulled just a little bit farther than	3	a little window. The bathroom will have kind
4	that.	4	of a rectangular bay with windows on either
5	The materials, the roof will be a	5	side.
6	standing seam copper roof because it's going to	6	THE CHAIRPERSON: I know you said
7	be a low pitched roof that would come out over	7	before the siding on that bump out in the front
8	the bathroom. Also, the front entry, which is	8	is going to be the same as the side?
9	now recessed a little bit, is just going to	9	MS. MARRONE: Yes.
10	come out. The columns will be just a little	10	THE CHAIRPERSON: It is a horizontal
11	bit past the front of the house just so it has	11	kind of a
12	a presence of like an entry. You could see the	12	MS. MARRONE: It's horizontal with
13	columns.	13	shingles. It's going to match the siding of
14	THE CHAIRPERSON: So the columns there	14	the rest of the house. The only place that's
15	are not existing now?	15	brick right now is the front of the house.
16	MS. MARRONE: No. They're basically	16	This little piece here, this is brick on the
17	the same look that's there now, but they're	17	living room side, and then this will continue
18	just pushed out.	18	across where the new laundry, powder room is.
19	THE CHAIRPERSON: Was this one of the	19	THE CHAIRPERSON: At the same level as
20	applications that needed a variance or no?	20	the
21	MS. MARRONE: There's no variance	21	MS. MARRONE: Yes. It's lining up.
22	needed. It's well set back from the sides and	22	THE CHAIRPERSON: Any questions? No?
23	rear and front. It's a 162 square foot	23	Comments, anything, regarding this one, guys?
24	addition, so it's pretty minimal.	24	No? No questions or comments?
25	THE CHAIRPERSON: Can you just put	25	MS. NEMECEK: I'm sorry. I think it's
L	DINA M. MORGAN, REPORTER	ļ	DINA M. MORGAN, REPORTER
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	EASTCHESTER ARB - 9/7/2023 that up on I'm sorry the views of the	2	EASTCHESTER ARB - 9/7/2023 great that you're adding everything on the
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		1	and the second
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	MS. NEMECEK: Just to make it	2	so long to like fit in kind of with a patina or
3	integrate a little bit more with what you have	3	anything like that.
4	existing. Are you going to add any kind of	4	Are we okay to do you have more
5	lighting outside or it's just going to	5	comments? Are you good with that? Okay. All
6	MS. MARRONE: There's going to be a	6	right. Are we okay to then pass it along with
7	light inside, there's already lights by the	7	those recommendations? Are we good enough with
8	door, so that's really it. That's existing.	8	that, or does it have to come back? It's
9	Those aren't changing. Are you okay with that?	9	really aesthetic.
10	We have to have it matching. MS. NEMECEK: I think it would be more	10	MR. LUCA: I don't think it has to
11 12		11 12	come back.
13	integrated with the brick than just having the white right on top. It just kind of looks like	1	THE CHAIRPERSON: Okay. All right.
14	you stuck it on a little bit, but if you	13	So then, let's just sum up the recommendations,
15	integrate it and wrap it around, it kind of	14	sum up the changes that we are asking to be made.
16	brings it into the original house.	16	MR. HERBERT: Did you do the public
17	MS. MARRONE: Okay. That's fine.	17	hearing?
18	MR. LUCA: At that point, are you	18	THE CHAIRPERSON: Oh, yes. Sorry. I
19	still going to have the metal roof?	19	would like to open up this application,
20	MS. NEMECEK: Can you match the roof	20	Application 23-24, for a public hearing. Is
21	too?	21	there anyone here from the neighborhood that
22	MS. MARRONE: This is very flat. It's	22	wishes to talk about this application or have
23	going to be, you know, a very low pitch, so	23	any questions?
24	you're not really going to see much of it. To	24	MS. NEMECEK: Second.
25	have the slate shingle roof, it's going to	25	THE CHAIRPERSON: All in favor.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	10	1000	12
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1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
1 2	EASTCHESTER ARB - 9/7/2023 be	1 2	EASTCHESTER ARB - 9/7/2023 (AYE)
	EASTCHESTER ARB - 9/7/2023 be MR. LUCA: Oh, it's a slate roof.	1	EASTCHESTER ARB - 9/7/2023 (AYE) (No comments.)
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23	EASTCHESTER ARB - 9/7/2023 be MR. LUCA: Oh, it's a slate roof. MS. NEMECEK: Oh, it's a slate roof on the top?	2 3	EASTCHESTER ARB - 9/7/2023 (AYE) (No comments.) THE CHAIRPERSON: I would like to make a motion to close the public hearing on
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2	zinc coated copper or something that fits	2	replaced. We're also going to replace this
3	properly and kind of blends into the other roof	3	existing brick veneer with a new stone veneer,
4	a little bit better. So that's the proposal.	4	and then have a new metal roof going above the
5	Second?	5	stone veneer and above the garage door.
6	MS. NEMECEK: Second.	6	This is an elevation of the pool
7	THE CHAIRPERSON: All in favor.	7	cabana, which basically is a roof structure
8		8	supported on four columns with the metal roof.
9	THE CHAIRPERSON: Thank you very much.	9	The two story addition at the rear tying into
10	MS. MARRONE: Thank you.	10	the new reconfigured roof over the existing
11	THE APPLICANT: Thank you.	11	portion of the house.
12	THE CHAIRPERSON: Thank you and good	12	In the rear, this is the two story
13	luck with that. It's a good move to do that.	13	addition, and that's the reconfigured roof over
14	Next on the agenda this evening is	14	the existing portion of the house and the new
15	Application 23-16 for 38 Tuckahoe Avenue.	15	wood deck, and then the left side showing the
16	MR. IANNACITO: Good evening. My name	16	two story addition at the rear, and the
17	is John Iannacito, I'm an architect, and I'm	17	reconfigured roof over the existing portion of
18	representing Mr. and Mrs. Cermele, the owners	18	the house.
19	of the subject property. We are proposing	19	Here is a rendering of the front
20	additions and alterations to the existing	20	facade showing the finished materials. On the
21	single family residence located at 38 Tuckahoe	21	siding, we're going to have HardiePlank siding
22	Avenue.	22	in an Arctic White finish, and then the stone
23	The proposed scope of work I'm	23	veneer is going to be a Greenwich Blue finish,
24	going to come over to the drawings the	24	which is like a grayish stone. The roof over
25	proposed scope of work will include a two story	25	the main portion of house will be asphalt in a
	DINA M. MORGAN, REPORTER	<u> </u>	DINA M. MORGAN, REPORTER
	4.4		
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	EASTCHESTER ARB - 9/7/2023 addition at the front and rear of the existing	2	EASTCHESTER ARB - 9/7/2023 charcoal finish, and then the lower parts of
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2 3 4	EASTCHESTER ARB - 9/7/2023 addition at the front and rear of the existing residence, which is highlighted in the yellow. So that's the front two story addition, and	2 3 4	EASTCHESTER ARB - 9/7/2023 charcoal finish, and then the lower parts of the roof will be a standing seam metal roof in a black finish. The trim boards and the
2 3 4 5	EASTCHESTER ARB - 9/7/2023 addition at the front and rear of the existing residence, which is highlighted in the yellow. So that's the front two story addition, and that's the rear two story addition. We're also	2 3 4 5	EASTCHESTER ARB - 9/7/2023 charcoal finish, and then the lower parts of the roof will be a standing seam metal roof in a black finish. The trim boards and the columns will be painted AZEK in a white finish.
2 3 4 5 6	EASTCHESTER ARB - 9/7/2023 addition at the front and rear of the existing residence, which is highlighted in the yellow. So that's the front two story addition, and that's the rear two story addition. We're also proposing a new front entry portico, a new wood	2 3 4 5 6	EASTCHESTER ARB - 9/7/2023 charcoal finish, and then the lower parts of the roof will be a standing seam metal roof in a black finish. The trim boards and the columns will be painted AZEK in a white finish. The windows will be vinyl clad in a white
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	17		19
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	MR. IANNACITO: Yes.	2	MR. IANNACITO: If it went down lower,
3	THE CHAIRPERSON: Because it looks a	3	then it would really be with the plantings
4	little creamier than the starkness of the	4	there, you wouldn't see it. It would almost be
5	rendering.	5	better not to have any stone. I think they
6	MR. IANNACITO: It could be off a	6	just wanted some kind of different material
7	little bit. That piece of siding has been	7	just on that one part. We could maybe
8	sitting in my office for awhile.	8	introduce stone here.
9	THE CHAIRPERSON: Actually, what I was	9	MS. NEMECEK: Yes, on the other side
10	going to suggest, that this looks a little too	10	just to give it a little more because it
11	stark. If that's what it really looks like,	11	looks like it's just in one spot. If you have
12	then it would be better.	12	it somewhere else, just to bring it in to the
13	MR. IANNACITO: That's the Arctic	13	other side the house.
14	White, yes.	14	MR. IANNACITO: We could bring stone
15	THE CHAIRPERSON: Okay. Do you agree,	15	on that side.
16	that it's nicer if it's just a little more	16	THE CHAIRPERSON: Around the garage?
17	natural?	17	MR. IANNACITO: Around the garage.
18	MS. NEMECEK: Yes. That may be just	18	MS. NEMECEK: Well, not the entire.
19	the rendering. It's going to get dirty anyway,	19	Maybe that's where you could just bring it to
20	so.	20	the water line. I don't know.
21	THE CHAIRPERSON: Then the front door	21	THE CHAIRPERSON: I think if they're
22	is black fiberglass, right, but the garage door	21	going to put it there, then it should go
23	is not black fiberglass, right, but the galage door	22	it's not that much of siding around that.
		23	-
24	painted?		MS. NEMECEK: Any lighting, additional
25	MR. IANNACITO: It's a fiberglass	25	lighting?
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
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	21		23
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	MR. LUCA: That will blend it all.	2	portion of the garage wall as well going
3	THE CHAIRPERSON: Yes, that will tie	3	across.
4	it all in together.	4	Were there any other things, guys?
5	MR. IANNACITO: Yes, just to see more	5	No?
6	gray here.	6	MS. NEMECEK: I think that was it.
7	MR. LUCA: I don't really think you	7	Just about the stone.
8	have go all the way you could do like a 30	8	MR. IANNACITO: Great. Thank you.
9	inch, 3 foot high I like it on that side all	9	THE CHAIRPERSON: They're you go.
10	the way up, but on the garage side you may want	10	Make sure you make those things appear on the
11	to consider like	11	plans for the Planning Board.
12	MR. IANNACITO: We could just do the	12	MR. IANNACITO: Have a good night.
13	bottom.	13	THE CHAIRPERSON: Thank you. You too.
14	MS. NEMECEK: Yes, that's what I was	14	Our next application is Application 23-08 for
15	talking about.	15	59 Overlook Avenue.
16	MR. LUCA: With a Bluestone cap or	16	MR. MAIORANO: Good evening, board.
17	something like that.	17	My name is Adamo Maiorano from Community
18	MR. IANNACITO: Yes.	18	Designs and Engineering. On behalf of the
19	MS. NEMECEK: If you bring it across	19	applicant and owner, Angelo Scialabba, we are
20	on the stairs and just that little piece on the	20	proposing addition and alterations to 59
21	garage.	21	Overlook Avenue.
22	THE CHAIRPERSON: It will look nice on	22	This project was before the Zoning
23	the stairs. If you can change that rendering	23	Board back a little bit before the summer with
24	for the Planning Board.	24	respect to the one story garage addition. This
25	MR. IANNACITO: I'll have it for the DINA M. MORGAN, REPORTER	25	property is situated in an R-5 zoning district,
	ana yang ang ang ang ang ang ang ang ang ang		DINA M. MORGAN, REPORTER
1	22 FASTCHESTER ARB - 9/7/2023	1	24 EASTCHESTER ARB - 9/7/2023
1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	EASTCHESTER ARB - 9/7/2023 Planning Board, yes.	2	EASTCHESTER ARB - 9/7/2023 but because it's a corner lot, we have the
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2	EASTCHESTER ARB - 9/7/2023 Planning Board, yes. THE CHAIRPERSON: I would like to make a motion to open up Application 23-16 for	2 3 4	EASTCHESTER ARB - 9/7/2023 but because it's a corner lot, we have the well, the actual zoning frontage is on Ridge Street, and the secondary front is basically
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1	EASTCHESTER ARB - 9/7/2023	1	EASTCHESTER ARB - 9/7/2023
2	last project. So it's a white Hardie Board	2	MR. LUCA: They're getting removed,
	again in the Arctic White lap siding. We're	3	aren't they?
4	going to do sort of a thicker board, probably	4	MR. MAIORANO: I believe so.
5	like a 7 inch exposure. The windows are black	5	MS. NEMECEK: We'll wait until you get
6	Andersen 400 series simulated divided with a	6	to the mic.
7	four over one grid pattern. The accent roof on	7	MR. MAIORANO: That landscape plan was
8	the front sort of here in this one story front porch, which is also an extension of, you know,	8	done in specific for the Zoning Board to really
9	what we're doing as well, that's a charcoal	9	see how the garage addition will be fully
10	color standing seam metal roof, and all the	10	landscaped and tie into the rest of the house.
12	rest of the roof is architectural asphalt	11	But, yes, he shows Bob Tramontano shows the
1	shingle in a charcoal color. The accent gables	12 13	pillars, but those are proposed to be removed.
13	in the front is a HardiePlank board and batten.	1	MS. NEMECEK: They're going to be
14	The columns are wrapped in cedar, as well as	14	removed. Okay. I just want to make sure
15	the accent brackets, and also the columns on	15	because the columns on here are not on there. MR, MAIORANO: Yes.
17	the covered porch sort of on the right-hand	17	
18	side. All of the railings are AZEK trademark,	18	MS. NEMECEK: Okay. MR. MAIORANO: The curb cuts and
19	you know, PVC railings. There is stone, the	1	everything with the driveway stays the same
20	thin stone veneer just on the front porch area,	19	somewhat. This portion going to the garage
20	and then we're also doing a little water table	20 21	gets removed and some portion gets added to the
22	on the right side of the right and left side	22	left side. All the storm water management is
23	of the garage door with, you know, sort of a	22	located on the right side with new drainage and
24	Bluestone cap. The gutters are aluminum	23	everything.
25	gutters, but they're in a black finish. The	25	THE CHAIRPERSON: So then the curb
	DINA M. MORGAN, REPORTER	20	DINA M. MORGAN, REPORTER
-	26	-	28
1	20	1	20
1	FASTCHESTER ARB - 9/7/2023	1	FASTCHESTER ARB - 9/7/2023
1 2	EASTCHESTER ARB - 9/7/2023 garage door and front door in a black finish.	1	EASTCHESTER ARB - 9/7/2023 cuts you said stay the same, though, because
1 2 3	garage door and front door in a black finish,	1 2 3	cuts you said stay the same, though, because
2	garage door and front door in a black finish, Therma-Tru front door and composite Clopay	2	cuts you said stay the same, though, because it's like a circle?
2 3 4	garage door and front door in a black finish, Therma-Tru front door and composite Clopay garage door.	2 3	cuts you said stay the same, though, because it's like a circle? MR. MAIORANO: Yes. Exactly. The
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7of the covered porch, are those going to be 8 cedar too?7but the decorative gable and the columns are 8 the cedar.9MR. MAIORANO: The same. Those will9THE CHAIRPERSON: I would like to open up Application 23-08 for a public hearing.11THE CHAIRPERSON: The doors that enter 12 onto the patio or porch 1310up Application 23-08 for a public hearing.11THE CHAIRPERSON: The doors that enter 12 onto the patio or porch 1311MR. MAIORANO: Those are Andersen. So 14 it's like a middle the middle doors open to 15 each side, so it's like a 12 foot door. The 16 two center doors it's all glass, but the two 17 doors open and just a big divider on those. 1813(AYE)18THE CHAIRPERSON: So they're French 1916(No comments.)1719doors?19THE CHAIRPERSON: Sliders? 2118(No comments.)20MR. MAIORANO: No, they're sliding. 2111THE CHAIRPERSON: Sliders? 2212MS. NEMECEK: Second. 2321THE CHAIRPERSON: Sliders. 2323MS. NEMECEK: Do you have cut sheets 2423(AYE)24THE CHAIRPERSON: Are there any	 7 of the covered porch, are those going to be 8 cedar too? 9 MR. MAIORANO: The same. Those will 10 also match. I believe it's a 10 inch wrap. 11 THE CHAIRPERSON: The doors that enter 12 onto the patio or porch 13 MR. MAIORANO: Those are Andersen. So 14 it's like a middle the middle doors open to 15 each side, so it's like a 12 foot door. The 16 two center doors it's all glass, but the two 17 doors open and just a big divider on those. 18 THE CHAIRPERSON: So they're French 19 doors? 20 MR. MAIORANO: No, they're sliding. 21 THE CHAIRPERSON: Sliders? 22 MR. MAIORANO: Sliders. 23 MS. NEMECEK: Do you have cut sheets 7 but the decorative gable and the columns are 8 the cedar. 9 THE CHAIRPERSON: I would like to open 10 up Application 23-08 for a public hearing. 11 MS. NEMECEK: Second. 12 THE CHAIRPERSON: All in favor. 13 (AYE) 14 THE CHAIRPERSON: So they're French 16 two center doors? 17 HE CHAIRPERSON: Sliders? 20 MR. MAIORANO: No, they're sliding. 21 THE CHAIRPERSON: Sliders. 22 MR. MAIORANO: Sliders. 23 MS. NEMECEK: Do you have cut sheets 	5	that the owner desires.	5	that material thing is the fascia board is like
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	24 for the wall sconces? 24 THE CHAIRPERSON: Are there any	23	-	23	(AYE)
		24	for the wall sconces?	24	THE CHAIRPERSON: Are there any
25 MR. MAIORANO: Just a small picture in 25 comments from the board regarding other than	25 MR. MAIORANO: Just a small picture in 25 comments from the board regarding other than	25	MR. MAIORANO: Just a small picture in	25	comments from the board regarding other than
DINA M. MORGAN, REPORTER DINA M. MORGAN, REPORTER	DINA M. MORGAN, REPORTER DINA M. MORGAN, REPORTER	1	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER

	33		35
1	EASTCHESTER ARB - 9/7/2023	1 2	
2	that one shrub?	3	
3	MS. NEMECEK: The one shrub comment.		
4	THE CHAIRPERSON: Are there any other	4	STATE OF NEW YORK)
5	comments or suggestions regarding this	<u>}</u>) SS.
6	applicant? No?	5	•
7	(No comments.)	67	
8	THE CHAIRPERSON: All right. So it	8	-,,
9	looks like	9	
10	MS. NEMECEK: Just bring the cut	10	certify:
11	sheets for the lights to the Planning Board.	11	
12	THE CHAIRPERSON: To the Planning	12	
13	Board, yes. Something a little bigger.	13	
14	MR. MAIORANO: Got it.	15	
15	THE CHAIRPERSON: I would like to make	16	•
16	a recommendation to move this application along	17	
17	to the Planning Board with a recommendation of	18	3 , 1
18	approval with the changes in the landscape plan	19 20	
	• • •	21	
19	and the		, , , , ,
20	MR. MAIORANO: Light cut sheet.	22	\wedge
21	THE CHAIRPERSON: Light cut sheet	0	11 Mm
22	as well. That should be sufficient. Anybody	23	Dina M. Morgan
23	second that?	24	
24	MS. NEMECEK: Second.		Court Reporter
25	THE CHAIRPERSON: All in favor.	25	
	DINA M. MORGAN, REPORTER	-	DINA M. MORGAN, REPORTER
-	34		
- 1 - A			
1	EASTCHESTER ARB - 9/7/2023		36
2	(AYE)		1 EASTCHESTER ARB - 9/7/2023
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