

EASTCHESTER ARB - 9/7/2023

MR. HERBERT: You were all here, yes.

THE CHAIRPERSON: There's three of us,
so there's enough to approve the minutes.

I would like to make a motion to
approve the minutes of the June 1, 2023 ARB
meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Tonight, we have
three application up, new business. First up
is 23-24 for 65 Middle Road. Welcome. You can
put your application on the board there, and
then please use the mic. You can pull it off
of the stand if you need to.

MS. MARRONE: Good evening. I'm
Maggie Marrone, the architect for 65 Middle
Road.

My client would like to add a one
story addition to the front of the house for a
nice master bathroom. Currently, there's two
bedrooms upstairs with a bathroom, and then
there's a very small bedroom downstairs but
there's no full bath, and there's a powder

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room. She would like to be able to move
downstairs on the first floor as she gets older
and have easier access to her house basically.
The only place it really made sense
was to push out in front of the existing
bedrooms here and add a bathroom and closets.
There's a powder room in the front of the house
that she would like to add a laundry also, so
that she doesn't have to go up and down stairs
for laundry.

The materials are basically the same
as what's existing. The house is brick in the
front. We would save the -- the laundry
room/powder room would push out to align with
the living room on the other side of the house,
and then the bathroom would come out a little
bit farther. It would be a different material.
It would be a white clapboard to match the side
of the house in the rear and the other sides.
We would like to reuse the brick that was taken
off to match.

THE CHAIRPERSON: You would pull the
wall forward in the front?

MS. MARRONE: This wall is being

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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 7, 2023

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

LUKAS HERBERT, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER
Building and Planning Department

SEP 19 2023
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 September 7, 2023
Eastchester Architectural Review Board meeting.
Please rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Luca, could you call
the roll, please.

MR. HERBERT: Sure. Enda McIntyre.

THE CHAIRPERSON: Is not here tonight.

MR. HERBERT: Carlos Garcia-Bou.

THE CHAIRPERSON: Also not present
tonight.

MR. HERBERT: Laura Raffiani.

THE CHAIRPERSON: Present.

MR. HERBERT: Jennifer Nemecek.

MS. NEMECEK: Here.

MR. HERBERT: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Do we have the right
amount of people to approve the minutes for
the --

MS. NEMECEK: Last meeting.

THE CHAIRPERSON: Were we all here at
that meeting?

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1 pulled forward right here, and then this is
2 being pulled just a little bit farther than
3 that.

4 The materials, the roof will be a
5 standing seam copper roof because it's going to
6 be a low pitched roof that would come out over
7 the bathroom. Also, the front entry, which is
8 now recessed a little bit, is just going to
9 come out. The columns will be just a little
10 bit past the front of the house just so it has
11 a presence of like an entry. You could see the
12 columns.

13 THE CHAIRPERSON: So the columns there
14 are not existing now?

15 MS. MARRONE: No. They're basically
16 the same look that's there now, but they're
17 just pushed out.

18 THE CHAIRPERSON: Was this one of the
19 applications that needed a variance or no?

20 MS. MARRONE: There's no variance
21 needed. It's well set back from the sides and
22 rear and front. It's a 162 square foot
23 addition, so it's pretty minimal.

24 THE CHAIRPERSON: Can you just put
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1 addition is behind there with the bathroom with
2 a little window. The bathroom will have kind
3 of a rectangular bay with windows on either
4 side.

5 THE CHAIRPERSON: I know you said
6 before the siding on that bump out in the front
7 is going to be the same as the side?

8 MS. MARRONE: Yes.

9 THE CHAIRPERSON: It is a horizontal
10 kind of a --

11 MS. MARRONE: It's horizontal with
12 shingles. It's going to match the siding of
13 the rest of the house. The only place that's
14 brick right now is the front of the house.
15 This little piece here, this is brick on the
16 living room side, and then this will continue
17 across where the new laundry, powder room is.

18 THE CHAIRPERSON: At the same level as
19 the --

20 MS. MARRONE: Yes. It's lining up.

21 THE CHAIRPERSON: Any questions? No?
22 Comments, anything, regarding this one, guys?
23 No? No questions or comments?

24 MS. NEMECEK: I'm sorry. I think it's
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1 that up on -- I'm sorry -- the views of the --
2 you know, the larger views, so that the people
3 at home could see.

4 MS. MARRONE: This is the front
5 elevation. This is brick, and this is going to
6 be shingles, and then we're going to look like
7 an AZEK panel, a wood panel look underneath the
8 window in the front.

9 THE CHAIRPERSON: You should be able
10 to tuck those back behind that board, I think.
11 No?

12 MS. MARRONE: This is a side view from
13 the garage, which you're really not going to be
14 able to see because there's a lot of shrubs
15 there. The garage is at a lower level. It's
16 going to come out flush with the existing side
17 of the house. I couldn't even get a picture
18 because it's got a lot of things going on, so
19 it's hard to see.

20 THE CHAIRPERSON: Okay.

21 MS. MARRONE: This is the other side.
22 This is looking towards the addition. You
23 could see house. The column comes out just --
24 it's 2 feet out from the existing. Then the

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1 great that you're adding everything on the
2 first floor because that makes a lot of sense.
3 It just seems that it's standing out too much.
4 Can you make it brick, or does it have to be
5 the siding?

6 MS. MARRONE: The front?

7 MS. NEMECEK: Yes.

8 MS. MARRONE: She's talking about this
9 area.

10 MS. NEMECEK: Could you get a veneer
11 to match if you can't do it all in brick? It
12 looks like on your side elevation, that you had
13 brick at the foundation and then siding; can't
14 you carry that brick all the way up?

15 MS. MARRONE: You're talking about
16 this piece here?

17 MS. NEMECEK: Yes. I think it looks a
18 little too stuck on when it's just the white.
19 If it's more integrated with the brick, maybe
20 it will blend in a little bit better with the
21 rest of the house. You could still have the
22 AZEK panel in the front.

23 MS. MARRONE: Right, because that's a
24 bay right here.

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1 MS. NEMECEK: Just to make it
2 integrate a little bit more with what you have
3 existing. Are you going to add any kind of
4 lighting outside or it's just going to --
5 MS. MARRONE: There's going to be a
6 light inside, there's already lights by the
7 door, so that's really it. That's existing.
8 Those aren't changing. Are you okay with that?
9 We have to have it matching.
10 MS. NEMECEK: I think it would be more
11 integrated with the brick than just having the
12 white right on top. It just kind of looks like
13 you stuck it on a little bit, but if you
14 integrate it and wrap it around, it kind of
15 brings it into the original house.
16 MS. MARRONE: Okay. That's fine.
17 MR. LUCA: At that point, are you
18 still going to have the metal roof?
19 MS. NEMECEK: Can you match the roof
20 too?
21 MS. MARRONE: This is very flat. It's
22 going to be, you know, a very low pitch, so
23 you're not really going to see much of it. To
24 have the slate shingle roof, it's going to

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1 be --
2 MR. LUCA: Oh, it's a slate roof.
3 MS. NEMECEK: Oh, it's a slate roof on
4 the top?
5 MS. MARRONE: It's slate, yes. I
6 think the way it's perceived in the picture, it
7 looks like it's really like this, but it's
8 really like very low pitch.
9 THE CHAIRPERSON: Would you consider
10 instead of the copper, to do maybe like a -- I
11 don't know what's acceptable anymore, but
12 before they used to do lead coated but now they
13 have zinc, I think, so it's more in the grayish
14 family and it kind of doesn't become --
15 MS. NEMECEK: Green.
16 MS. MARRONE: You could see how this
17 is the low pitch of the roof. The lead coated
18 copper would be wonderful, yes.
19 THE CHAIRPERSON: I don't think the
20 state of New York allows the lead coated
21 anymore.
22 MR. LUCA: A painted metal panel
23 that's like a gray, silver/gray.
24 THE CHAIRPERSON: Yes. It won't take

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1 so long to like fit in kind of with a patina or
2 anything like that.
3 Are we okay to -- do you have more
4 comments? Are you good with that? Okay. All
5 right. Are we okay to then pass it along with
6 those recommendations? Are we good enough with
7 that, or does it have to come back? It's
8 really aesthetic.
9 MR. LUCA: I don't think it has to
10 come back.
11 THE CHAIRPERSON: Okay. All right.
12 So then, let's just sum up the recommendations,
13 sum up the changes that we are asking to be
14 made.
15 MR. HERBERT: Did you do the public
16 hearing?
17 THE CHAIRPERSON: Oh, yes. Sorry. I
18 would like to open up this application,
19 Application 23-24, for a public hearing. Is
20 there anyone here from the neighborhood that
21 wishes to talk about this application or have
22 any questions?
23 MS. NEMECEK: Second.
24 THE CHAIRPERSON: All in favor.

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1 (AYE)
2 (No comments.)
3 THE CHAIRPERSON: I would like to make
4 a motion to close the public hearing on
5 Application 23-24.
6 MS. NEMECEK: Second.
7 THE CHAIRPERSON: All in favor.
8 (AYE)
9 THE CHAIRPERSON: So now, I would like
10 to make a motion for approval of this
11 application to move along to Planning Board
12 with the following changes to be -- usually
13 Margaret had listed them for us, but if you
14 didn't catch them, I will --
15 MR. HERBERT: I was writing them. If
16 you could repeat them back, I want to make sure
17 I have them absolutely correct.
18 THE CHAIRPERSON: Okay. Sure. So the
19 new addition part of the front, instead of the
20 white siding, the matching brick will be
21 everywhere except for where the windows are,
22 the AZEK panel. Then the roof in that section,
23 the new roof in that section would be a gray
24 metal rather than the copper metal. Perhaps, a

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1 zinc coated copper or something that fits
2 properly and kind of blends into the other roof
3 a little bit better. So that's the proposal.
4 Second?

5 MS. NEMECEK: Second.

6 THE CHAIRPERSON: All in favor.

7 (AYE)

8 THE CHAIRPERSON: Thank you very much.

9 MS. MARRONE: Thank you.

10 THE APPLICANT: Thank you.

11 THE CHAIRPERSON: Thank you and good
12 luck with that. It's a good move to do that.

13 Next on the agenda this evening is
14 Application 23-16 for 38 Tuckahoe Avenue.

15 MR. IANNACITO: Good evening. My name
16 is John Iannacito, I'm an architect, and I'm
17 representing Mr. and Mrs. Cermele, the owners
18 of the subject property. We are proposing
19 additions and alterations to the existing
20 single family residence located at 38 Tuckahoe
21 Avenue.

22 The proposed scope of work -- I'm
23 going to come over to the drawings -- the
24 proposed scope of work will include a two story

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1 addition at the front and rear of the existing
2 residence, which is highlighted in the yellow.
3 So that's the front two story addition, and
4 that's the rear two story addition. We're also
5 proposing a new front entry portico, a new wood
6 deck at the rear, and a new pool cabana behind
7 the pool here highlighted in blue.

8 This application was presented to the
9 Zoning Board, and a variance for the gross
10 floor area was granted on June 13th.

11 Here we have the elevations. I have
12 the existing elevations first. So here is the
13 existing house as it sits today. So we're
14 basically proposing to remove the existing roof
15 over the garage and the main portion of the
16 house, construct the addition at the front and
17 the rear, and then reconfigure the existing
18 roof. We're going to maintain the existing
19 width of the house, so it's only going to
20 expand forward and back.

21 Here is the proposed elevation. So
22 here's the front with the two story addition
23 and the reconfigured roof, the new entry
24 portico. The garage door is going to get

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1 replaced. We're also going to replace this
2 existing brick veneer with a new stone veneer,
3 and then have a new metal roof going above the
4 stone veneer and above the garage door.

5 This is an elevation of the pool
6 cabana, which basically is a roof structure
7 supported on four columns with the metal roof.
8 The two story addition at the rear tying into
9 the new reconfigured roof over the existing
10 portion of the house.

11 In the rear, this is the two story
12 addition, and that's the reconfigured roof over
13 the existing portion of the house and the new
14 wood deck, and then the left side showing the
15 two story addition at the rear, and the
16 reconfigured roof over the existing portion of
17 the house.

18 Here is a rendering of the front
19 facade showing the finished materials. On the
20 siding, we're going to have HardiePlank siding
21 in an Arctic White finish, and then the stone
22 veneer is going to be a Greenwich Blue finish,
23 which is like a grayish stone. The roof over
24 the main portion of house will be asphalt in a

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1 charcoal finish, and then the lower parts of
2 the roof will be a standing seam metal roof in
3 a black finish. The trim boards and the
4 columns will be painted AZEK in a white finish.
5 The windows will be vinyl clad in a white
6 finish. The decking will be composite in a
7 gray finish, the railings composite in a white
8 finish, the gutters will be aluminum in a white
9 finish, and the overhead door and front door
10 will be fiberglass in a black finish.

11 I have samples of everything, if you
12 would like to see them, and thank you for your
13 time. Happy to answer any questions.

14 THE CHAIRPERSON: Please do, yes.
15 Show us the samples.

16 MR. IANNACITO: The decking,
17 HardiePlank siding, AZEK trim, the metal roof.

18 MS. NEMECEK: It's all metal?

19 MR. IANNACITO: Standing seam. Then
20 we have charcoal black asphalt shingle. The
21 doors will be a similar style painted black.

22 THE CHAIRPERSON: Is that the Arctic
23 White, that sample right there? Is that the
24 Arctic White color?

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MR. IANNACITO: Yes.

THE CHAIRPERSON: Because it looks a little creamier than the starkness of the rendering.

MR. IANNACITO: It could be off a little bit. That piece of siding has been sitting in my office for awhile.

THE CHAIRPERSON: Actually, what I was going to suggest, that this looks a little too stark. If that's what it really looks like, then it would be better.

MR. IANNACITO: That's the Arctic White, yes.

THE CHAIRPERSON: Okay. Do you agree, that it's nicer if it's just a little more natural?

MS. NEMECEK: Yes. That may be just the rendering. It's going to get dirty anyway, so.

THE CHAIRPERSON: Then the front door is black fiberglass, right, but the garage door is not black fiberglass, it's going to get painted?

MR. IANNACITO: It's a fiberglass

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also.

THE CHAIRPERSON: But it's painted?

MR. IANNACITO: I believe the door is painted. It could be a color in the fiberglass, but I'm not a hundred percent sure. It might be painted. I think they are painted those doors.

THE CHAIRPERSON: I'm just saying that it probably would be better if it was, so that they kind of weather and match in the same way being that they're on the same facade.

MS. NEMECEK: I like the stone, but does it have to be the entire wall? Can you just bring it to the water line and spread it across the entire house? Does it have to be just that one huge stone wall?

MR. IANNACITO: Right now, that facade is a brick veneer, and they wanted to just put the stone just on that one section.

THE CHAIRPERSON: Just to replace the brick?

MR. IANNACITO: Yes, to replace the brick basically.

MS. NEMECEK: Okay.

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MR. IANNACITO: If it went down lower, then it would really be -- with the plantings there, you wouldn't see it. It would almost be better not to have any stone. I think they just wanted some kind of different material just on that one part. We could maybe introduce stone here.

MS. NEMECEK: Yes, on the other side just to give it a little more -- because it looks like it's just in one spot. If you have it somewhere else, just to bring it in to the other side the house.

MR. IANNACITO: We could bring stone on that side.

THE CHAIRPERSON: Around the garage?

MR. IANNACITO: Around the garage.

MS. NEMECEK: Well, not the entire. Maybe that's where you could just bring it to the water line. I don't know.

THE CHAIRPERSON: I think if they're going to put it there, then it should go -- it's not that much of siding around that.

MS. NEMECEK: Any lighting, additional lighting?

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MR. IANNACITO: The portico will have lighting within the ceiling. We'll probably have some lighting in this roof here above the garage door because there's really not enough room to have it on the side. Then we'll have lighting on the French doors back here.

MS. NEMECEK: Okay.

MR. IANNACITO: On this one, we'll probably have it in the soffit because there's not really enough room on the sides.

MR. LUCA: John, what are the risers on the stairs; is that stucco right now?

MR. IANNACITO: The front here?

MR. LUCA: Yes.

MR. IANNACITO: So that should actually be a stone with the blue stone.

MS. NEMECEK: It will match the wall?

MR. LUCA: It will match the other stone?

MR. IANNACITO: It will match this stone here. So you'll have the side of the porch and the -- the side of the portico and the risers will be stone with a Bluestone top. Yes, I could change that.

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MR. LUCA: That will blend it all.

THE CHAIRPERSON: Yes, that will tie it all in together.

MR. IANNACITO: Yes, just to see more gray here.

MR. LUCA: I don't really think you have go all the way -- you could do like a 30 inch, 3 foot high -- I like it on that side all the way up, but on the garage side you may want to consider like --

MR. IANNACITO: We could just do the bottom.

MS. NEMECEK: Yes, that's what I was talking about.

MR. LUCA: With a Bluestone cap or something like that.

MR. IANNACITO: Yes.

MS. NEMECEK: If you bring it across on the stairs and just that little piece on the garage.

THE CHAIRPERSON: It will look nice on the stairs. If you can change that rendering for the Planning Board.

MR. IANNACITO: I'll have it for the
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Planning Board, yes.

THE CHAIRPERSON: I would like to make a motion to open up Application 23-16 for the --

MS. NEMECEK: Second. Sorry.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Is there anyone here from the neighborhood or in the audience that would just like to have any questions or comments regarding this application?

(No comments.)

THE CHAIRPERSON: Is that a no? So then I would like to make a motion to close the public hearing for Application 23-16.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Then I would like to make a motion to send this application along to the Planning Board with a recommendation of approval with the following comments: That the stone on the facade, that gray stone there, be on the risers of the stairs, and a small

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portion of the garage wall as well going across.

Were there any other things, guys?

No?

MS. NEMECEK: I think that was it. Just about the stone.

MR. IANNACITO: Great. Thank you.

THE CHAIRPERSON: They're you go.

Make sure you make those things appear on the plans for the Planning Board.

MR. IANNACITO: Have a good night.

THE CHAIRPERSON: Thank you. You too. Our next application is Application 23-08 for 59 Overlook Avenue.

MR. MAIORANO: Good evening, board. My name is Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant and owner, Angelo Scialabba, we are proposing addition and alterations to 59 Overlook Avenue.

This project was before the Zoning Board back a little bit before the summer with respect to the one story garage addition. This property is situated in an R-5 zoning district,

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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 where the house front elevation is situated on Overlook.

So basically what the owners are trying to achieve is, the only usable open yard is on the right-hand side here, and that existing garage pretty much blocked all access to, you know, use and occupy that sort of area from, you know, the kitchen and the living space. So the existing garage will be removed, there will be a new one story garage on the left-hand side that received, again, the zoning variance, and then the major additions are on the right side, which is basically a two story addition. It's extending the first floor sort of kitchen and living area. They'll be a covered patio, and above that is an additional master bedroom and bathroom.

In the elevations, basically the house is going to receive complete new finishes throughout with the addition and the existing. Pretty common elements that you've seen in the

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1 last project. So it's a white Hardie Board
2 again in the Arctic White lap siding. We're
3 going to do sort of a thicker board, probably
4 like a 7 inch exposure. The windows are black
5 Andersen 400 series simulated divided with a
6 four over one grid pattern. The accent roof on
7 the front sort of here in this one story front
8 porch, which is also an extension of, you know,
9 what we're doing as well, that's a charcoal
10 color standing seam metal roof, and all the
11 rest of the roof is architectural asphalt
12 shingle in a charcoal color. The accent gables
13 in the front is a HardiePlank board and batten.
14 The columns are wrapped in cedar, as well as
15 the accent brackets, and also the columns on
16 the covered porch sort of on the right-hand
17 side. All of the railings are AZEK trademark,
18 you know, PVC railings. There is stone, the
19 thin stone veneer just on the front porch area,
20 and then we're also doing a little water table
21 on the right side of the -- right and left side
22 of the garage door with, you know, sort of a
23 Bluestone cap. The gutters are aluminum
24 gutters, but they're in a black finish. The

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1 garage door and front door in a black finish,
2 Therma-Tru front door and composite Clopay
3 garage door.

4 Just with respect to the right side,
5 there's quite a bit of room here, so it's sort
6 of hatched out. This is the house on the
7 right-hand side. To the left, again, is Ridge
8 Street, so there is no house to the left of
9 this.

10 Lighting. So we're going to have
11 sconce lights on the right and left side of the
12 garage door, the front door, but they're sort
13 of right behind the columns so you can't really
14 see them. Soffit lighting on the covered
15 porch, and then lights next to -- the master
16 bedroom has a little balcony that's right here
17 on the right-hand side, and that will have the
18 same lights as the garage door and front door.
19 That sums it up.

20 MS. NEMECEK: So I'm looking at your
21 landscape plan and you seem to have columns in
22 the lawn too; is that correct?

23 MR. MAIORANO: Oh, yes. Those are
24 existing that are there.

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1 MR. LUCA: They're getting removed,
2 aren't they?

3 MR. MAIORANO: I believe so.

4 MS. NEMECEK: We'll wait until you get
5 to the mic.

6 MR. MAIORANO: That landscape plan was
7 done in specific for the Zoning Board to really
8 see how the garage addition will be fully
9 landscaped and tie into the rest of the house.
10 But, yes, he shows -- Bob Tramontano shows the
11 pillars, but those are proposed to be removed.

12 MS. NEMECEK: They're going to be
13 removed. Okay. I just want to make sure
14 because the columns on here are not on there.

15 MR. MAIORANO: Yes.

16 MS. NEMECEK: Okay.

17 MR. MAIORANO: The curb cuts and
18 everything with the driveway stays the same
19 somewhat. This portion going to the garage
20 gets removed and some portion gets added to the
21 left side. All the storm water management is
22 located on the right side with new drainage and
23 everything.

24 THE CHAIRPERSON: So then the curb
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1 cuts you said stay the same, though, because
2 it's like a circle?

3 MR. MAIORANO: Yes. Exactly. The
4 black and white from the print shop kind of
5 messes it up a little, that's why I included
6 that small color copy of the elevations because
7 it's a little easier to sort of read than the
8 black and white.

9 THE CHAIRPERSON: The height of the
10 overall house is increasing?

11 MR. MAIORANO: It stays the same.

12 THE CHAIRPERSON: It stays the same?

13 MR. MAIORANO: Yes. Everything stays
14 the same, other than the addition is actually
15 smaller than the existing ridge because --

16 THE CHAIRPERSON: There's all
17 different like kind of roof lines.

18 MR. MAIORANO: Yes. The addition on
19 the second floor bumps in, so it's shorter
20 than, you know, the width of the house. So
21 obviously the ridge of the addition is just
22 below the existing ridge. But this is
23 basically the same -- the roof of the house is
24 the same. This gable, sort of fake gable for

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aesthetic purposes gets added on.

MS. NEMECEK: I'm looking at the -- I'm a landscape architect, so I'm looking at the landscape plan. There's a Thuja that's right in front of the covered patio, and it's a little bit redundant because you have 10 foot high Cherry Laurels along the front of the house, and then you're going to have another huge shrub right on the house. I think it's a little redundant. I think you should put something either deciduous or shorter. I could circle it for you.

MR. MAIORANO: Okay. Yes. Yes, we could easily modify that.

MS. NEMECEK: Okay. That's an easy fix.

THE CHAIRPERSON: Back to the materials. You said that the columns and the bracing there is cedar?

MR. MAIORANO: Yes. That picture in the thing sort of mimics what it basically is. New sort of modern farmhouse idea.

THE CHAIRPERSON: How does it wear? Is it finished to stay that color?

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MR. MAIORANO: It stays that color, yes. It's an exterior material, just like anything else. It's like an aesthetic thing that the owner desires.

MS. NEMECEK: The columns at the end of the covered porch, are those going to be cedar too?

MR. MAIORANO: The same. Those will also match. I believe it's a 10 inch wrap.

THE CHAIRPERSON: The doors that enter onto the patio or porch --

MR. MAIORANO: Those are Andersen. So it's like a middle -- the middle doors open to each side, so it's like a 12 foot door. The two center doors -- it's all glass, but the two doors open and just a big divider on those.

THE CHAIRPERSON: So they're French doors?

MR. MAIORANO: No, they're sliding.

THE CHAIRPERSON: Sliders?

MR. MAIORANO: Sliders.

MS. NEMECEK: Do you have cut sheets for the wall sconces?

MR. MAIORANO: Just a small picture in

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the elevation, that's what the light is. There should be the cut of it. As it's drawn in the elevation is similar to what it is.

THE CHAIRPERSON: So then which side actually falls on Ridge Street, the right side or the left side?

MR. MAIORANO: The left side elevation.

THE CHAIRPERSON: Where the garage is?

MR. MAIORANO: Where the garage is, exactly. So the house behind it stays basically the same -- actually, no, the chimney -- there is an existing chimney there that gets removed because everything is going to be direct vent, and there's just going to be a, you now, gas insert, you know, fireplace there. No more chimney. The garage goes in place of that so that -- the garage was trying to minimize as much as possible so that a car can fit. If the chimney is there, then the car can't like open the door.

MS. NEMECEK: I just want to state it shows the corbels and the brackets as cedar as well; is that correct?

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MR. MAIORANO: Yes, those accent pieces as well. So it's just, you know, kind of column out of nowhere. The difference with that material thing is the fascia board is like cedar as well. That will be all white AZEK, but the decorative gable and the columns are the cedar.

THE CHAIRPERSON: I would like to open up Application 23-08 for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Is there anyone here that has any questions or comments regarding this application from the public? No? Any questions, comments? Nobody?

(No comments.)

THE CHAIRPERSON: Then I guess we can close the public hearing for Application 23-08.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Are there any comments from the board regarding -- other than

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1 that one shrub?
 2 MS. NEMECEK: The one shrub comment.
 3 THE CHAIRPERSON: Are there any other
 4 comments or suggestions regarding this
 5 applicant? No?
 6 (No comments.)
 7 THE CHAIRPERSON: All right. So it
 8 looks like --
 9 MS. NEMECEK: Just bring the cut
 10 sheets for the lights to the Planning Board.
 11 THE CHAIRPERSON: To the Planning
 12 Board, yes. Something a little bigger.
 13 MR. MAIORANO: Got it.
 14 THE CHAIRPERSON: I would like to make
 15 a recommendation to move this application along
 16 to the Planning Board with a recommendation of
 17 approval with the changes in the landscape plan
 18 and the --
 19 MR. MAIORANO: Light cut sheet.
 20 THE CHAIRPERSON: -- Light cut sheet
 21 as well. That should be sufficient. Anybody
 22 second that?
 23 MS. NEMECEK: Second.
 24 THE CHAIRPERSON: All in favor.
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1 (AYE)
 2 MR. MAIORANO: Thank you.
 3 THE CHAIRPERSON: Thank you, and good
 4 luck with your new addition.
 5 So then I would like to make a motion
 6 to close the ARB meeting for September 7, 2023.
 7 MS. NEMECEK: Second.
 8 THE CHAIRPERSON: All in favor.
 9 (AYE)
 10 THE CHAIRPERSON: Thank you very much
 11 and good night.
 12
 13 (Meeting adjourned.)
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 CERTIFICATION

1
 2
 3
 4 STATE OF NEW YORK)
) SS.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a video of the actual hearing. I was not
 13 present for such hearing. The video was taken
 14 and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 18th day of September, 2023.

22
 23
 24
 25

Dina M. Morgan
 DINA M. MORGAN
 Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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