

Eastchester Town Clerk  
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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
NOVEMBER 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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

LUKAS HERBERT, DIRECTOR OF PLANNING

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

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it with you.

One moment. Sorry about that. I forgot to do roll call. If you would, before we get started.

MR. HERBERT: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MR. HERBERT: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MR. HERBERT: Laura Raffiani.

THE CHAIRPERSON: Here.

MR. HERBERT: Jennifer Nemecek.

MS. NEMECEK: Here.

MR. HERBERT: Silvio Luca.

THE CHAIRPERSON: He's not here

tonight. Back to you.

MS. MYLENSKI: Good evening. I'm

Stephanie Mylenski with SM Architecture Studio presenting on behalf of my clients, the Samayoas.

We're proposing an addition at the front of the house. They wanted a contemporary design, so I added some new roof lines with some standing seam metal roof in black. The facade will be stucco in an off-white color

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

(Pledge of Allegiance.)

THE CHAIRPERSON: First off, I believe we have enough here for sure to approve the minutes. I would like to make a motion to approve the minutes -- does anybody have any questions regarding them? Sorry.

(No questions.)

THE CHAIRPERSON: I would like to make a motion to approve the minutes of the September 7th, 2023 ARB meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Okay. Very good. First off -- sorry, wrong piece of paper. Our first item on the agenda tonight is Application 23-20 for 65 Hickory Hill Road.

Please come to the podium, put your drawings on the easel, grab your mic, and bring

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like this, and that will continue around onto the existing house on the back and the sides.

The front, we're introducing a wood-like material for some accents, and that's the Trespa Pura. Then we have black windows and doors.

THE CHAIRPERSON: So then are you -- the siding is completely revised; correct?

MS. MYLENSKI: Right. So the whole front is all new addition, but the sides and the back, yes, we'll remove the existing siding and replace it with stucco.

THE CHAIRPERSON: I know that you did get a -- did you get a slight variance from the Zoning Board?

MS. MYLENSKI: Yes, we got a variance.

THE CHAIRPERSON: Can you just explain that just so that the people at home know.

MS. MYLENSKI: Sure.

THE CHAIRPERSON: Grab the mic with you, if you would.

MS. MYLENSKI: Due to this being on a cul-de-sac, it loops around right here, the site, so it's an irregular shaped site. So

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2 this corner of the addition right here needed a  
3 variance for a front yard setback.  
4 THE CHAIRPERSON: Okay. All right.  
5 Just because of the curve in the road really.  
6 MS. MYLENSKI: Yes. It's just a weird  
7 shape.  
8 THE CHAIRPERSON: So then in terms of  
9 the addition to the property, do you have  
10 something that gives us, you know, like kind of  
11 where the addition is taking place, where it  
12 will affect? Like kind of a little more before  
13 and after.  
14 MS. MYLENSKI: So on the drawings, you  
15 have the demo plan. Basically the house ends  
16 here, and we're adding a living room on this  
17 side, on this side a garage. This is the line  
18 of the addition. Then above the garage is a  
19 master suite.  
20 THE CHAIRPERSON: And that all comes  
21 toward the front of the home?  
22 MS. MYLENSKI: Right. So right now,  
23 it ends here on this side and here on that  
24 side.  
25 THE CHAIRPERSON: There was no garage  
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2 on this home previously?  
3 MS. MYLENSKI: Correct.  
4 THE CHAIRPERSON: If you could go back  
5 to the elevations and just kind of give us a  
6 little -- yes, those are a lot more helpful.  
7 MS. MYLENSKI: So it's a split level  
8 house. On the right side is the new living  
9 room space. Here is the main entry with a  
10 foyer and mud room. On the left side here is  
11 the garage with the master suite above. So  
12 just some wood accents kind of tying together  
13 here the front, but then the stucco will wrap  
14 around the side elevations in the back.  
15 There's a small addition in the back  
16 here just to increase the size of those two  
17 bedrooms.  
18 THE CHAIRPERSON: Then you are using  
19 the stucco, so are the windows going to be more  
20 like a masonry set back a little bit --  
21 MS. MYLENSKI: Right. Right.  
22 THE CHAIRPERSON: -- Installation  
23 rather than the flat?  
24 MS. MYLENSKI: Yes.  
25 THE CHAIRPERSON: And they're black.  
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2 Operationally, are they double hung in some  
3 places?  
4 MS. MYLENSKI: Yes, mostly double  
5 hung. Here in the living room, these are  
6 fixed, but then on the side, these will be  
7 casement so that they can get some natural  
8 ventilation in the living room. Otherwise,  
9 yes, these are double hung. Pretty much all of  
10 them are double hung.  
11 THE CHAIRPERSON: So will they all be  
12 new then, the windows, or are some of them  
13 existing?  
14 MS. MYLENSKI: There's one existing  
15 bay window that they had recently installed on  
16 the front of house, that we're actually moving  
17 to the back because they actually just  
18 purchased this window. Otherwise, they're all  
19 new. They're not replacing these gliding  
20 doors. They just had added those recently as  
21 well.  
22 THE CHAIRPERSON: So then are they  
23 going to paint that bay window black to match  
24 the other windows because now it's white;  
25 right?  
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2 MS. MYLENSKI: Right. We could. It's  
3 kind of tucked in under this new addition  
4 that's an overhang in the back, but we could  
5 paint that black.  
6 THE CHAIRPERSON: I think that it  
7 would kind of --  
8 MS. MYLENSKI: It makes sense.  
9 THE CHAIRPERSON: -- Make sense,  
10 right.  
11 MR. GARCIA-BOU: Just to clarify, the  
12 windows, especially in the master bedroom, are  
13 they operable; are they fixed; what are they?  
14 MS. MYLENSKI: In the master bedroom,  
15 those are double hung windows.  
16 MR. GARCIA-BOU: Double hung windows?  
17 MS. MYLENSKI: Yes. We have those  
18 windows, as well this window, and then there's  
19 one on the other side as well.  
20 THE CHAIRPERSON: The rendering, I  
21 remember seeing it. Was it just online?  
22 MS. MYLENSKI: So these are fixed just  
23 because of their size, but on the side of the  
24 living room here, this window will be casement  
25 so that they can get some natural ventilation.  
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<p style="text-align: right;">9</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 So they will have some that are operable in the</p> <p>3 living room.</p> <p>4 THE CHAIRPERSON: The standing seam</p> <p>5 roof, is that a black roof or a dark roof?</p> <p>6 MS. MYLENSKI: That's black. I</p> <p>7 brought a cut sheet on that if you want to see</p> <p>8 it.</p> <p>9 THE CHAIRPERSON: Yes. If you could</p> <p>10 bring up the other samples, whatever you have</p> <p>11 there.</p> <p>12 MS. MYLENSKI: You want to see them?</p> <p>13 THE CHAIRPERSON: Yes, please. Bring</p> <p>14 them up, and then we'll pass them around.</p> <p>15 Is this a system that slats in</p> <p>16 together kind of?</p> <p>17 MS. MYLENSKI: Yes. It's a ventilated</p> <p>18 facade solution. So you'll have your framed</p> <p>19 wall, and then you'll have studs, and it sits</p> <p>20 out so you can get air behind it.</p> <p>21 THE CHAIRPERSON: Like a rain shield</p> <p>22 idea?</p> <p>23 MS. MYLENSKI: Yes. They wanted the</p> <p>24 wood look without the maintenance.</p> <p>25 THE CHAIRPERSON: It's like the</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>	<p style="text-align: right;">11</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 style?</p> <p>3 MS. MYLENSKI: Uh-huh.</p> <p>4 MR. MCINTYRE: They wanted to go in</p> <p>5 that direction?</p> <p>6 MS. MYLENSKI: Yes.</p> <p>7 MR. MCINTYRE: Regarding the roof</p> <p>8 lines and the roof pitches on the roof plan,</p> <p>9 A-5, you have -- you probably have half a</p> <p>10 dozen -- possibly eight different sort of</p> <p>11 sloped directions and roofs, per se, on the</p> <p>12 roof plan. The sort of center hallway area in</p> <p>13 the middle, is that primarily the -- you know,</p> <p>14 the primary roof level to drain the majority of</p> <p>15 the water off of the roof?</p> <p>16 MS. MYLENSKI: All the metal roofs</p> <p>17 will drain on their own, but that has its own</p> <p>18 EPDM roof drain just for that area. So this</p> <p>19 roof drains to a gutter here and a down spout</p> <p>20 here, which will go down in the corner. So</p> <p>21 none of these roofs are draining to this center</p> <p>22 piece. Just this center piece has its own roof</p> <p>23 drain here.</p> <p>24 MR. MCINTYRE: But the one on the</p> <p>25 right drains to the center piece; right?</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>
<p style="text-align: right;">10</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 Capital One Bank. That same kind of an</p> <p>3 engineered --</p> <p>4 MR. MCINTYRE: Across from DeCicco's?</p> <p>5 THE CHAIRPERSON: Yes.</p> <p>6 MR. MCINTYRE: That came through years</p> <p>7 ago.</p> <p>8 THE CHAIRPERSON: It did, and it still</p> <p>9 looks nice, which is good to know, that it held</p> <p>10 up very well.</p> <p>11 MS. MYLENSKI: There's a small reveal</p> <p>12 between each panel. I think it's .3 inches.</p> <p>13 MR. MCINTYRE: So I guess it's a -- is</p> <p>14 it an existing split level home currently?</p> <p>15 MS. MYLENSKI: Yes.</p> <p>16 MS. MCINTYRE: And I guess you're</p> <p>17 turning it into sort of a modern contemporary</p> <p>18 sort of. It still has somewhat of a</p> <p>19 traditional look, I think purely because of the</p> <p>20 roof lines on the side elevations; right --</p> <p>21 MS. MYLENSKI: Uh-huh</p> <p>22 MR. MCINTYRE: -- You would agree?</p> <p>23 But I think the front is certainly a pretty</p> <p>24 radical change in terms of how it currently</p> <p>25 looks. That was your clients -- that's their</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>	<p style="text-align: right;">12</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 MS. MYLENSKI: Well, that's going to</p> <p>3 go straight to a down spout that's right</p> <p>4 outside of the front door so that it doesn't --</p> <p>5 MR. MCINTYRE: Right. But that whole</p> <p>6 standing seam roof -- I'm just looking at your</p> <p>7 roof plan -- is pitching into that sort of</p> <p>8 central sort of hallway or corridor, which is</p> <p>9 the sort of center spine roof, right, the</p> <p>10 narrow one, which is kind of over the front</p> <p>11 door, right. So the roof to the right pitches</p> <p>12 to that?</p> <p>13 MS. MYLENSKI: This roof?</p> <p>14 MR. MCINTYRE: Yes.</p> <p>15 MS. MYLENSKI: So how I designed it</p> <p>16 was that there would be a down spout just</p> <p>17 outside the front door, so that this gutter</p> <p>18 from this roof will go straight into that down</p> <p>19 spout so that water won't go on this roof, this</p> <p>20 lower roof.</p> <p>21 THE CHAIRPERSON: Unless it overflows</p> <p>22 the gutter.</p> <p>23 MS. MYLENSKI: Correct. So this roof</p> <p>24 will just be getting, you know, it will be</p> <p>25 getting some of this. This drains onto here.</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>

<p style="text-align: right;">13</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 THE CHAIRPERSON: Are any of those</p> <p>3 gutters and down spouts indicated on the</p> <p>4 elevations?</p> <p>5 MS. MYLENSKI: I drew them on -- you</p> <p>6 can see a light line here. So here are some</p> <p>7 down spouts here. Here's a down spout on the</p> <p>8 front here.</p> <p>9 MR. MCINTYRE: Again, you know, you</p> <p>10 have significant -- you know, you have multiple</p> <p>11 different roofs, right. I think it's one thing</p> <p>12 drawing it and laying it out and designing it</p> <p>13 the way you said you did, I just would be --</p> <p>14 I'm questioning the practicality of this rather</p> <p>15 than the theory of this.</p> <p>16 MS. MYLENSKI: Of the drainage?</p> <p>17 MR. MCINTYRE: So I think you don't</p> <p>18 have a tremendous slope on a lot of these</p> <p>19 roofs. I think with the rain that, you know,</p> <p>20 we've gotten of late, I just think that, you</p> <p>21 know, that needs to be carefully evaluated</p> <p>22 because, you know, you're going to have a lot</p> <p>23 of water congregating, looking like in this</p> <p>24 sort of central area of roof. That's all.</p> <p>25 MS. MYLENSKI: Sure.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">15</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 figure out on the elevations on that corner in</p> <p>3 the living room -- that's the living room;</p> <p>4 right?</p> <p>5 MS. MYLENSKI: Right here?</p> <p>6 THE CHAIRPERSON: Yes. Which</p> <p>7 elevation shows me the other side of that</p> <p>8 corner?</p> <p>9 MS. MYLENSKI: The other side. Sure.</p> <p>10 It's elevation C. It should be labeled D.</p> <p>11 This elevation. This is that side elevation</p> <p>12 right here. There's a fireplace in between,</p> <p>13 and then we have the two side windows.</p> <p>14 THE CHAIRPERSON: Okay. So I'm seeing</p> <p>15 the side of the garage there?</p> <p>16 MS. MYLENSKI: Right. This window is</p> <p>17 in the master bedroom.</p> <p>18 THE CHAIRPERSON: So that corner is</p> <p>19 what lines up with the angled one. So the</p> <p>20 angled ones go up, and it goes just level on</p> <p>21 the other side, the ones that -- the three that</p> <p>22 angle up, then on the opposing corner it just</p> <p>23 goes level at the top?</p> <p>24 MS. MYLENSKI: Yes. Yes. Just</p> <p>25 straight across.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">14</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 MR. MCINTYRE: I think even with the</p> <p>3 gutter and an oversight leader, you know, hope</p> <p>4 that that's not going to be a sort of waterfall</p> <p>5 effect because, you know, everything is kind of</p> <p>6 pitching into that slope above the -- or that</p> <p>7 valley above the --</p> <p>8 THE CHAIRPERSON: But this also is</p> <p>9 sloped.</p> <p>10 MR. MCINTYRE: I understand.</p> <p>11 THE CHAIRPERSON: Okay.</p> <p>12 MR. MCINTYRE: But this is sloped,</p> <p>13 this is sloped. Again, you know, that's my</p> <p>14 opinion.</p> <p>15 THE CHAIRPERSON: Can you please put</p> <p>16 up the colored ones again? They seem to be a</p> <p>17 little bit more helpful.</p> <p>18 MR. MCINTYRE: In terms of the ridge</p> <p>19 line, we're not going above the existing ridge</p> <p>20 line?</p> <p>21 MS. MYLENSKI: No. We're keeping the</p> <p>22 ridge there. We're not touching the ridge.</p> <p>23 MR. MCINTYRE: And 63 is to the left</p> <p>24 and 67 is to the right.</p> <p>25 THE CHAIRPERSON: I'm just trying to</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">16</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 THE CHAIRPERSON: There's a lot of</p> <p>3 different ins and outs.</p> <p>4 MS. MYLENSKI: It's essentially</p> <p>5 keeping the existing roof, but then taking this</p> <p>6 angled roof and then going into that existing</p> <p>7 roof. So that existing ridge stays, and the</p> <p>8 existing roof comes down, and this new roof</p> <p>9 intersects it.</p> <p>10 MR. MCINTYRE: So everything that's</p> <p>11 shown as white on the elevations, the front,</p> <p>12 side and rear, everything white is the stucco,</p> <p>13 all new stucco?</p> <p>14 MS. MYLENSKI: Correct.</p> <p>15 MR. MCINTYRE: And the wood cladding</p> <p>16 is the horizontal --</p> <p>17 MS. MYLENSKI: Yes.</p> <p>18 MR. MCINTYRE: -- Trespa. Roofs are a</p> <p>19 combination of the standing seam, as well as</p> <p>20 the EPDM, and the all the windows are black</p> <p>21 frames with the exception of the existing bay</p> <p>22 window?</p> <p>23 MS. MYLENSKI: Uh-huh.</p> <p>24 MR. MCINTYRE: So every window will be</p> <p>25 new with the exception of the white bay window?</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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2 MS. MYLENSKI: Yes, and those gliding  
3 doors that are on their deck in the back.

4 MR. MCINTYRE: What about the windows  
5 on the second floor?

6 MS. MYLENSKI: Yes, those are going to  
7 be replaced.

8 MR. MCINTYRE: They're going to be  
9 re-glazed?

10 MS. MYLENSKI: Replaced with the black  
11 windows.

12 MR. MCINTYRE: Okay.

13 THE CHAIRPERSON: Another thing with  
14 the standing seam roof you will need is the  
15 snow guards because -- speaking from  
16 experience -- what happens is it will pileup,  
17 and then during the day when the house warms  
18 up, it will just come flying off and rip the  
19 gutters off, essentially.

20 MS. MYLENSKI: Okay.

21 THE CHAIRPERSON: Not only that, but  
22 in this case, you'll wind up with a big old  
23 pile right in the middle too.

24 MS. MYLENSKI: Right. On the  
25 sidewalk, right.

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2 THE CHAIRPERSON: In that area that  
3 everything pitches to. It will be, you know, a  
4 lot of water, a lot of draining, whatever, you  
5 know, or puddles, whatever. You definitely  
6 need to have those snow guards. There's a  
7 reason for those.

8 MR. MCINTYRE: On your rendering, you  
9 show a sloped walkway to the front door?

10 MS. MYLENSKI: Yes.

11 MR. MCINTYRE: Is there any sort of  
12 railing to the side of that?

13 MS. MYLENSKI: We weren't going to  
14 have a railing.

15 MR. MCINTYRE: So that's only like a  
16 foot?

17 MS. MYLENSKI: So the pitch was one to  
18 nine. So every nine inches it goes up an inch.

19 THE CHAIRPERSON: But there is  
20 existing stairs there now; right? You're  
21 getting rid of all of that?

22 MS. MYLENSKI: Correct.

23 THE CHAIRPERSON: And just creating a  
24 sloped -- oh, because it's a much longer path.

25 MS. MYLENSKI: Yes. We really

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2 extended it out. My client's mother is in a  
3 wheelchair, so she wanted accessibility for  
4 her.

5 THE CHAIRPERSON: Okay.

6 MS. MYLENSKI: But yes, we lengthened  
7 it out to make it a shallower slope.

8 THE CHAIRPERSON: Okay. Where it  
9 starts is a different place than where the --  
10 all right.

11 So I'm going to make a motion to open  
12 up the public hearing for Application 23-20.

13 MR. GARCIA-BOU: Second.

14 THE CHAIRPERSON: All in favor.  
15 (AYE)

16 THE CHAIRPERSON: Is there anyone here  
17 who wishes to speak about this application,  
18 have any questions about this application?

19 (No comments.)

20 THE CHAIRPERSON: Any more comments  
21 from the board?

22 MS. NEMECEK: Is there going to be any  
23 lighting?

24 MS. MYLENSKI: Yes. So in the canopy  
25 here, there will be some down lights here, as

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2 well as here above the garage door.

3 THE CHAIRPERSON: So so far just down  
4 lighting, no sconces or anything else anywhere?

5 MS. MYLENSKI: I don't believe so, no.  
6 I mean, if anything, we would add a sconce on  
7 either side of the garage door, but right now  
8 we just have down lights in the soffit.

9 THE CHAIRPERSON: Maybe that pathway  
10 needs some sort of lighting.

11 MS. NEMECEK: The pathway, from the  
12 rendering, looks very steep.

13 MS. MYLENSKI: That might not be, you  
14 know, completely accurate.

15 MS. NEMECEK: How long is it?

16 MS. MYLENSKI: So it's 38 feet?

17 MS. NEMECEK: It's 38 feet.

18 MS. MYLENSKI: Yes.

19 MS. NEMECEK: And you want it to be an  
20 ADA?

21 MS. MYLENSKI: No, it's not an  
22 official ADA.

23 MS. NEMECEK: It's not. Because it's  
24 a private residence, you don't have to.

25 MS. MYLENSKI: Correct.

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<p style="text-align: right;">21</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 MS. NEMECEK: But if the client is</p> <p>3 dealing with a wheelchair, you may want to</p> <p>4 reconsider that.</p> <p>5 MS. MYLENSKI: Right. It's her mother</p> <p>6 who will be visiting, so they'll be pushing</p> <p>7 her.</p> <p>8 MS. NEMECEK: That seems really steep.</p> <p>9 THE CHAIRPERSON: I think what may</p> <p>10 help is that this driveway, the way it is now,</p> <p>11 kind of appears to be pitched like this. Once</p> <p>12 the garage is there, you're starting at a</p> <p>13 better place.</p> <p>14 MS. NEMECEK: Yes, I know, but you can</p> <p>15 only go eight percent for 30 feet.</p> <p>16 THE CHAIRPERSON: Do you know what the</p> <p>17 pitch is for that?</p> <p>18 MS. MYLENSKI: So it's one and nine.</p> <p>19 THE CHAIRPERSON: Oh, okay.</p> <p>20 MS. MYLENSKI: So ADA is 1 and 12.</p> <p>21 MS. NEMECEK: It just seems too steep,</p> <p>22 especially when you're thinking about the water</p> <p>23 running off and ice. Not a great idea.</p> <p>24 MS. MYLENSKI: We actually have it</p> <p>25 heated for the ice.</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>	<p style="text-align: right;">23</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 THE CHAIRPERSON: Yes. So I would</p> <p>3 like to make a motion to close the public</p> <p>4 hearing for Application 23-20.</p> <p>5 MR. GARCIA-BOU: Second.</p> <p>6 THE CHAIRPERSON: All in favor.</p> <p>7 (AYE)</p> <p>8 THE CHAIRPERSON: All right. So</p> <p>9 comments that we need to pass along to the</p> <p>10 Planning Board --</p> <p>11 MS. NEMECEK: I have one more comment.</p> <p>12 You did the landscape plan?</p> <p>13 MS. MYLENSKI: Yes.</p> <p>14 MS. NEMECEK: Do not use barberry. Do</p> <p>15 not use barberry. Find another gold plant, but</p> <p>16 don't use barberry.</p> <p>17 MS. MYLENSKI: Okay.</p> <p>18 THE CHAIRPERSON: Again, back to the</p> <p>19 adaptations that need to be done for the</p> <p>20 Planning Board. One, of course, is the AC</p> <p>21 units. Please make sure that you know what</p> <p>22 you're doing by that time, and also that it's</p> <p>23 indicated on the plans where everything is.</p> <p>24 MS. MYLENSKI: Okay.</p> <p>25 THE CHAIRPERSON: Also, indicate the</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>
<p style="text-align: right;">22</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 MS. NEMECEK: Oh, you're going to have</p> <p>3 it heated.</p> <p>4 MS. MYLENSKI: Yes. The renderings</p> <p>5 aren't as accurate as the elevations as far as</p> <p>6 the slope of the sidewalk. So if you look at</p> <p>7 this elevation, it shows the accurate pitch.</p> <p>8 MR. MCINTYRE: Is there new air</p> <p>9 conditioning equipment being proposed?</p> <p>10 MS. MYLENSKI: We haven't evaluated</p> <p>11 the existing system yet, so I'm not sure about</p> <p>12 that.</p> <p>13 THE CHAIRPERSON: That needs to be</p> <p>14 part of it.</p> <p>15 MS. MYLENSKI: For the Planning Board?</p> <p>16 THE CHAIRPERSON: For the Planning</p> <p>17 Board, and for us as well from an aesthetic</p> <p>18 point of view because wherever you're going to</p> <p>19 need to put things is important.</p> <p>20 MS. MYLENSKI: Okay.</p> <p>21 THE CHAIRPERSON: In terms of where</p> <p>22 you even have room for it. But for sure you</p> <p>23 definitely need to have that on the plans.</p> <p>24 MR. MCINTYRE: Do you want to close</p> <p>25 the public hearing?</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>	<p style="text-align: right;">24</p> <p>1 EASTCHESTER ARB - 11/2/2023</p> <p>2 down spouts and all that, where that's all</p> <p>3 going to go, because it makes a difference as</p> <p>4 to what it looks like where those things</p> <p>5 appear. It needs to be well thought out.</p> <p>6 MR. MCINTYRE: Lighting.</p> <p>7 THE CHAIRPERSON: Lighting, especially</p> <p>8 for the path. That path needs to be lit in</p> <p>9 some way. Perhaps in the back as well there</p> <p>10 needs to be some other lighting, you know, so</p> <p>11 that -- for safety.</p> <p>12 MS. MYLENSKI: Sure.</p> <p>13 THE CHAIRPERSON: For sure.</p> <p>14 MS. NEMECEK: I really would</p> <p>15 reconsider that pitch. I think it's just too</p> <p>16 long and too steep.</p> <p>17 THE CHAIRPERSON: What else could you</p> <p>18 do?</p> <p>19 MS. NEMECEK: You could put a step in</p> <p>20 there. You could put like you do an ADA ramp,</p> <p>21 you could put a five by five landing so you</p> <p>22 break it up right in the middle. It would be</p> <p>23 better.</p> <p>24 THE CHAIRPERSON: Two directional kind</p> <p>25 of thing?</p> <p style="text-align: center;"><b>DINA M. MORGAN, REPORTER</b></p>



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 2 MS. NEMECEK: No, no, no, no, one  
 3 direction. It's ramp, then it's flat, then  
 4 it's ramp again.  
 5 THE CHAIRPERSON: So it gives you a  
 6 pause kind of place?  
 7 MS. NEMECEK: Yes. Also, you can  
 8 make the -- you know, it's a shorter distance,  
 9 even though you're going to above the -- at  
 10 the --  
 11 MR. HERBERT: Would that elongate  
 12 the --  
 13 THE CHAIRPERSON: Total?  
 14 MR. HERBERT: Yes, the total length of  
 15 the ramp.  
 16 MS. NEMECEK: She said she's -- you're  
 17 doing about 38 feet or 39 feet?  
 18 MS. MYLENSKI: 38 feet now, but yes,  
 19 if we added a landing and wanted to keep the  
 20 one to nine pitch, then, yes, we would have to  
 21 extend it out.  
 22 MR. HERBERT: Okay.  
 23 THE CHAIRPERSON: You know what you're  
 24 doing with that. Okay. So there's that,  
 25 there's that. Aesthetically speaking, that the  
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 2 windows all be black, not some half white,  
 3 some, you know -- make sure that that's all  
 4 tied in together, that the roof has the snow  
 5 guards on it. You could bring a sample of how  
 6 you're going to do that to the Planning Board.  
 7 Any other comments that we --  
 8 MR. MCINTYRE: No. I think if you  
 9 just kind of annotate on the elevations, new  
 10 windows, existing window, existing sliding door  
 11 at the rear, because I think just adding that  
 12 as part of the Planning Board review, I think  
 13 will be more helpful in their sort of quick  
 14 analysis of, you know, what this is all about.  
 15 New finishes throughout on all the exterior.  
 16 The existing deck is remaining. You know, just  
 17 sort of adding some of the information that  
 18 might not necessarily be on this submission.  
 19 MS. MYLENSKI: Sure.  
 20 THE CHAIRPERSON: So then I would like  
 21 to make a motion to pass Application 23-20 on  
 22 to the Planning Board with a recommendation of  
 23 approval with those notations to be addressed.  
 24 MR. GARCIA-BOU: Second.  
 25 THE CHAIRPERSON: All in favor.  
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 2 (AYE)  
 3 THE CHAIRPERSON: Thank you very much.  
 4 MS. MYLENSKI: Thank you.  
 5 THE CHAIRPERSON: Include them when  
 6 you come to the Planning Board as well, the  
 7 samples. Bring them again.  
 8 Next up on our agenda this evening is  
 9 Application 23-21, Wilmont Pharmacy, at 199  
 10 Brook Street.  
 11 MR. IANNACITO: Good evening. My name  
 12 is John Iannacito, I'm an architect, and I'm  
 13 representing Wilmont Pharmacy, the owners of  
 14 the subject property.  
 15 We are proposing the construction of a  
 16 one story addition at the rear of an existing  
 17 one story structure located at 199 Brook  
 18 Street, and that is highlighted in yellow on  
 19 the site plan. The existing property is  
 20 currently non-conforming, and variances were  
 21 granted by the Zoning Board on October 10th for  
 22 increases to the existing non-conforming  
 23 conditions.  
 24 The proposed addition is going to be  
 25 constructed in a landlocked rear yard where the  
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 2 existing elevation of the current rear yard is  
 3 lower than the adjacent properties, and the  
 4 rear yard is separated from the adjacent  
 5 properties with existing retaining walls along  
 6 the right side property line and the rear  
 7 property line.  
 8 I'll just come over to the drawings  
 9 and walk you through the elevations. So here  
 10 are the proposed elevations. So on the front,  
 11 we're proposing no changes to the front facade  
 12 of the building, which is this one here. The  
 13 side elevations, we have the proposed additions  
 14 highlighted in yellow on the right side and on  
 15 the left side. So basically, it's a 20 foot  
 16 expansion of the existing mass of the building  
 17 towards the rear yard.  
 18 The proposed basement on the right  
 19 side will be completely below grade, so you  
 20 will not see it on the right side. On the left  
 21 side, it's partially accessible from the  
 22 neighboring property, and the basement will be  
 23 built up on steel columns. So it will be open  
 24 underneath at the rear yard.  
 25 Then at the rear elevation, we have a  
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few openings. A new entry door at the rear and two new windows, and then a new staircase down to the rear yard and basement.

Here are the photographs of the existing facade showing the existing colors and finishes.

So basically on the side elevation -- this is the right side elevation which abuts a municipal parking lot. The proposed wall finishes will be brick to match the existing, and that brick will wrap and the entire addition.

At the rear, the proposed window and door will be a vinyl clad finish in a white finish to match the existing windows. The staircase at the rear will be a steel. Both the staircase and the railings will be black.

Thank you for your time. I'm happy to answer any questions.

THE CHAIRPERSON: So then in order to enter the basement, do they need to go outside?

MR. IANNACITO: There's an internal stair also.

THE CHAIRPERSON: Okay.

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MR. IANNACITO: So the basement does have an internal stair. So currently at the front, there's an existing entry ramp that brings you into the pharmacy. So the whole front area here is the actual pharmacy.

There's a staircase here that takes you down to the basement, toilet facilities for the public, and then a couple of exam rooms for vaccines. This is where the pharmacist mixes and counts the pills. This was an older office that was used primarily as an office, but then during Covid, they had to start giving vaccines, so they had to give up these other two little offices and start giving vaccines there, and now they're giving flu shots and Covid shots. This became a staff room. So now they need this extra space for some additional offices.

MR. MCINTYRE: But there is no new basement? There is no basement on the new addition?

MR. IANNACITO: No. Here's the addition, and they'll just be steel columns on some steel structure, concrete slab, and then we'll come up with some walls with the brick

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finish to match existing.

THE CHAIRPERSON: So then the basement will be extended there or no?

MR. MCINTYRE: No.

MR. IANNACITO: So this is the existing basement wall right now, that's the exit door, and then these are just all columns underneath. On these two facades here, there's an existing retaining wall right along the property line here, and then we have about 10 feet from the back of the addition to the retaining wall at the back of the property.

This whole level here is about 8 feet lower than the adjacent properties. Then there's a driveway on this side for the neighboring property, that allows access underneath this basement. But it's landlocked, so there's no egress from the backyard of this property.

MR. MCINTYRE: So that retaining wall that's currently there, if you look at rear elevation 2 on A3, right, the left-hand side where you have that existing retaining wall on the other property.

MR. IANNACITO: I'm trying to see the

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retaining wall.

MR. MCINTYRE: A3. Elevation 2 on A3, top right.

MR. IANNACITO: Okay.

MR. MCINTYRE: So that retaining wall --

MR. IANNACITO: This is existing.

MR. MCINTYRE: That is existing in its entirety; that goes right down to grade level?

MR. IANNACITO: And then it turns the corner and runs along the back.

MR. MCINTYRE: Okay.

MR. IANNACITO: So this is a municipal parking lot on this side, and then it's a driveway to the adjacent property on this side.

MR. MCINTYRE: Okay. Okay. So all you got to do is just excavate, put in your --

MR. IANNACITO: We built it up on the stilts because we didn't want to undermine that retaining wall. So we're just going to make smaller holes and footings, and then lift everything up because they don't need the basement space.

MR. MCINTYRE: Right. When you're

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 2 talking about basement, it's really not a  
 3 basement --  
 4 MR. IANNACITO: It's not a basement.  
 5 MR. MCINTYRE: -- It's open space?  
 6 MR. IANNACITO: Right.  
 7 THE CHAIRPERSON: When you look on A1,  
 8 along Brook Street right in front of the store,  
 9 it looks like -- is that still there, one of  
 10 those --  
 11 MR. IANNACITO: Yes. The basement  
 12 door is still there, yes.  
 13 THE CHAIRPERSON: Okay. Is that --  
 14 MR. IANNACITO: They use it sometimes  
 15 just for deliveries, but very rarely do they  
 16 use that because they don't get any major large  
 17 packages delivered to the pharmacy.  
 18 THE CHAIRPERSON: Because I remember  
 19 looking at that -- I'm not seeing any kind of  
 20 clear picture of that now, but I remember  
 21 looking at it when we were reviewing their  
 22 signs.  
 23 MR. IANNACITO: Yes, it's there. If  
 24 you look at the photos that I submitted of the  
 25 front, it's right --

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 2 THE CHAIRPERSON: Let me check and  
 3 see. Anyway, it was in bad shape at the time,  
 4 and we asked them to please, you know --  
 5 MR. IANNACITO: I think it was  
 6 repaired because they were getting some water  
 7 down there. So at some point they did repair  
 8 it.  
 9 THE CHAIRPERSON: Okay. It looked  
 10 like it was a little rusty and whatever, and we  
 11 weren't sure. Okay. Now I'm not seeing  
 12 exactly where it is.  
 13 MR. IANNACITO: It's right next to the  
 14 front entry ramp.  
 15 THE CHAIRPERSON: Okay. In the  
 16 shadow.  
 17 MR. IANNACITO: Yes, right in the  
 18 shadow there. Do you want to see the larger  
 19 photos?  
 20 THE CHAIRPERSON: That's okay. That's  
 21 okay. Just as long as it's safe and --  
 22 MR. IANNACITO: Right underneath the  
 23 Wilmont.  
 24 MR. MCINTYRE: We deliver.  
 25 MR. IANNACITO: Yes, we deliver.

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 2 Absolutely. Right under we deliver, yes.  
 3 MR. MCINTYRE: So it's like a Bilco  
 4 door or something like that?  
 5 MR. IANNACITO: With basement access,  
 6 yes.  
 7 MR. MCINTYRE: So I would like to make  
 8 a motion that we open up Application 23-21 for  
 9 the public hearing. Do I have a second?  
 10 MS. NEMECEK: Second.  
 11 MR. MCINTYRE: All in favor.  
 12 (AYE)  
 13 MR. MCINTYRE: Okay. If there is  
 14 anybody here that would like to speak --  
 15 THE CHAIRPERSON: Or have any  
 16 questions.  
 17 MR. MCINTYRE: -- Or have any  
 18 questions regarding this application, now is  
 19 your chance to speak. Going once, going twice.  
 20 (No comments.)  
 21 MR. MCINTYRE: Okay, seeing nobody is  
 22 here, I would like to make a motion that we  
 23 close the public hearing on Application 23-21.  
 24 THE CHAIRPERSON: Second.  
 25 MR. MCINTYRE: All in favor.

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1 EASTCHESTER ARB - 11/2/2023  
 2 (AYE)  
 3 MR. MCINTYRE: Public hearing is now  
 4 closed on this application.  
 5 Any other sort of fundamental comments  
 6 that we have regarding this?  
 7 THE CHAIRPERSON: No.  
 8 MR. MCINTYRE: Finishes we talked,  
 9 right, like they're going to be consistent with  
 10 the --  
 11 MR. IANNACITO: Everything is going to  
 12 match existing. Trying to keep it a seamless  
 13 connection down the sides.  
 14 MR. MCINTYRE: Okay. That being the  
 15 case, do we have anything else? I think it's  
 16 straightforward.  
 17 That being the case, I would like to  
 18 make a motion that we approve and pass this  
 19 application, 23-21, on to the Planning Board  
 20 for their further consideration and review.  
 21 MR. GARCIA-BOU: Second.  
 22 MR. MCINTYRE: All in favor.  
 23 (AYE)  
 24 MR. MCINTYRE: Okay. Very good.  
 25 MR. IANNACITO: Great. Thank you.

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1 EASTCHESTER ARB - 11/2/2023  
 2 THE CHAIRPERSON: Thank you.  
 3 MR. IANNACITO: Enjoy your holiday  
 4 season.  
 5 MS. NEMECEK: Thank you.  
 6 MR. MCINTYRE: You don't be enjoying  
 7 it too much because you look good. Thank you  
 8 very much.  
 9 THE CHAIRPERSON: Okay. Next up  
 10 tonight, we have Application 23-31 for 26 Lake  
 11 Shore Drive.  
 12 MR. WILE: My name is Arnold Wile.  
 13 I'm the architect.  
 14 This application does not include any  
 15 changes in the shape of the building at all.  
 16 Basically, we're just changing some of the  
 17 windows and the doors in the house, we're  
 18 changing the siding, and we're also changing an  
 19 existing deck that's in the back of the  
 20 building.  
 21 THE CHAIRPERSON: Can you walk us  
 22 through those changes?  
 23 MR. WILE: Certainly. On the front of  
 24 the house, we're changing the entrance because  
 25 inside we're making the entrance much bigger.

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 2 Over here on this side, we're just making the  
 3 windows a little bit smaller because we're  
 4 changing the interior. So it's reflected in  
 5 the change of the windows.  
 6 On the back of the house, there are  
 7 existing large doors, and we're just replacing  
 8 those doors with a slightly different shape.  
 9 The deck, which is here, is going to  
 10 have a wire rail instead of a wooden rail that  
 11 it has now.  
 12 MR. MCINTYRE: So again, you're kind  
 13 of just juxtaposing some of the existing  
 14 windows, not doing anything with regard to the  
 15 footprint of the home --  
 16 MR. WILE: No. That's right.  
 17 MR. MCINTYRE: -- And just upgrading  
 18 the deck on the back?  
 19 MR. WILE: Yes.  
 20 MR. MCINTYRE: The facade of the  
 21 entire home, all four or six sides, however  
 22 many sides are on the home, that's all getting  
 23 a new revamp with all new siding?  
 24 MR. WILE: Yes.  
 25 THE CHAIRPERSON: HardiePlank?

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 2 MR. MCINTYRE: HardiePlank?  
 3 MR. WILE: Shingles.  
 4 THE CHAIRPERSON: Hardie shingles did  
 5 you say?  
 6 MR. WILE: Well, yes.  
 7 THE CHAIRPERSON: Because this looks  
 8 like --  
 9 MR. MCINTYRE: Horizontal.  
 10 MR. WILE: Well, that's how they -- we  
 11 could have drawn in the little lines, but these  
 12 are them.  
 13 MR. MCINTYRE: So they're shakes.  
 14 It's a shake.  
 15 MR. WILE: Yes, it's a shake. That's  
 16 right.  
 17 MS. NEMECEK: And it's a textured  
 18 shake?  
 19 MR. WILE: I'm sorry.  
 20 MS. NEMECEK: It's textured; right?  
 21 MR. WILE: Yes. These only come  
 22 textured.  
 23 THE CHAIRPERSON: Is that the color.  
 24 MR. WILE: Yes.  
 25 MR. MCINTYRE: But right now, it looks

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 2 like it's almost like a cedar.  
 3 MR. WILE: Yes. There are some rotted  
 4 boards knocked down.  
 5 THE CHAIRPERSON: It's vertical now?  
 6 MR. WILE: Yes, it is.  
 7 THE CHAIRPERSON: And where there is  
 8 brick, will stay brick?  
 9 MR. WILE: I'm sorry.  
 10 THE CHAIRPERSON: Where there is  
 11 brick, will it stay brick as well?  
 12 MR. WILE: Yes. That's correct.  
 13 MR. MCINTYRE: Okay. That's kind of  
 14 important for us to know.  
 15 MR. WILE: Of course.  
 16 MR. MCINTYRE: Because right now if  
 17 we're looking at your elevation, it doesn't  
 18 differentiate, you know, the finishes between  
 19 the existing brick, which looks like it's on  
 20 the left front. Just looking at the new window  
 21 and, you know, the HardiePlank, it looks like  
 22 it's all horizontal, but in actual fact, it's  
 23 HardiePlank shake.  
 24 MR. WILE: The entire house, yes.  
 25 MR. MCINTYRE: So we're going over all

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 2 the existing brick with the new HardiePlank?  
 3 MR. WILE: No. No. Everything that's  
 4 masonry is staying, everything that is siding  
 5 is being completely replaced.  
 6 MR. MCINTYRE: I got you, but that's  
 7 not what your elevations show.  
 8 THE CHAIRPERSON: On the far left of  
 9 the --  
 10 MS. NEMECEK: The window.  
 11 MR. MCINTYRE: If you look at front  
 12 elevation on drawing number A1, right -- do you  
 13 want to pull that up? So right where your  
 14 finger is. So it looks like you have  
 15 horizontal banding, which looks like it's --  
 16 THE CHAIRPERSON: The section that's  
 17 set back, it looks like you have --  
 18 MR. MCINTYRE: New siding.  
 19 THE CHAIRPERSON: -- New siding, but  
 20 instead it's really brick here.  
 21 MR. MCINTYRE: Because we're looking  
 22 at your picture.  
 23 THE CHAIRPERSON: The photograph.  
 24 MR. MCINTYRE: We shouldn't have to be  
 25 working this hard, sir, you know, like this is  
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 2 this is brick; right?  
 3 MR. WILE: Oh, it will be siding.  
 4 We'll cover that. I'm sorry, my mistake.  
 5 THE CHAIRPERSON: So then the brick  
 6 doesn't stay?  
 7 MR. WILE: I'm sorry. My mistake.  
 8 MR. MCINTYRE: That's alright. So I  
 9 guess that's all we would want to clarify on  
 10 your drawings.  
 11 MR. WILE: Of course. Of course.  
 12 MR. MCINTYRE: You do have an existing  
 13 brick chimney, right, so that looks like it's  
 14 not highlighted, it's existing brick to remain.  
 15 But if everything else has got this HardiePlank  
 16 clapboard shake siding, then we would just want  
 17 to understand that that's everywhere with the  
 18 exception of the brick chimney.  
 19 MR. WILE: Of course.  
 20 THE CHAIRPERSON: That particular  
 21 siding, that style of the siding, is that  
 22 something that the homeowner is selecting? It  
 23 doesn't really seem like it belongs on that  
 24 home. That home has more of a mid-century  
 25 modern feel, and it kind of would look better  
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 2 in the horizontal.  
 3 MS. NEMECEK: With the horizontal.  
 4 MR. MCINTYRE: Yes.  
 5 THE CHAIRPERSON: Either the vertical  
 6 or the horizontal, but not that kind of a  
 7 shake. It just doesn't seem to --  
 8 MR. WILE: It just so happens that I'm  
 9 doing a house in another town with this exact  
 10 stuff. I understand what you're saying.  
 11 Personally, I agree with you, but I think this  
 12 would look fine. If I didn't, I would have  
 13 told the people. This is what they really,  
 14 really want. I think it's going to look great.  
 15 If you look at it compared to what it is now,  
 16 it will really look great.  
 17 THE CHAIRPERSON: Well, it's an  
 18 improvement, yes, but I think it could be  
 19 improved even further with a horizontal --  
 20 something that fits the home itself better.  
 21 Can we please look at the sample up close?  
 22 MR. WILE: Yes, of course.  
 23 MR. MCINTYRE: I tend to agree. Is  
 24 this going to read more vertically or is it --  
 25 do you have a better imagine of these pieces in  
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1 EASTCHESTER ARB - 11/2/2023  
 2 an elevation? Is this going to read more  
 3 horizontal?  
 4 MR. WILE: Yes. I'm doing a house  
 5 with that right now in New Rochelle. It's very  
 6 horizontal when you look at it.  
 7 MR. MCINTYRE: Okay.  
 8 MR. GARCIA-BOU: You're only going to  
 9 see this part.  
 10 THE CHAIRPERSON: It still doesn't  
 11 look right for the home to me. I think you're  
 12 going to get some awkward things going on  
 13 around wherever it ends, where the trim is,  
 14 where the window is. You're going to run into  
 15 all sorts of strange --  
 16 MR. WILE: We're going to put, of  
 17 course, a new border around every window.  
 18 THE CHAIRPERSON: I understand, but  
 19 because of those things being somewhat random,  
 20 and where they fall, they fall and whatever,  
 21 you're going to wind up with those little  
 22 things like sometimes close to a window trim.  
 23 MR. WILE: The vertical parts?  
 24 THE CHAIRPERSON: Yes.  
 25 MR. WILE: But the impression when you  
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step back is just horizontal.

MS. NEMECEK: Because it's one solid color and it's white, even though it has this texture, it's not going to be easily read from far away. It's just going to look like a big white --

MR. WILE: It looks like -- I wish I would have taken a picture. It looks horizontal. You step back, you lose the verticals completely, it just looks horizontal.

MS. NEMECEK: It looks horizontal on top?

MR. WILE: Yes. Absolutely.

THE CHAIRPERSON: What kind of a home is that home, the one in New Rochelle? How would you describe that home?

MR. WILE: It's in Bayberry, if you know that area.

THE CHAIRPERSON: Would you call it a colonial; is it a ranch; is it a split?

MR. WILE: Well, it was a one story, now we made it a two story.

THE CHAIRPERSON: Is it a more traditional home?

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MR. WILE: It's not really a traditional home. It's not as contemporary as this one, but it's something in between. It's what they built after the second World War.

MS. NEMECEK: Leaning more traditional.

MR. WILE: Not really that traditional. It's something -- not as contemporary looking as this, but it's more contemporary -- more contemporary home.

MR. MCINTYRE: In my humble opinion, I think the existing siding is vertical, right, the existing siding is vertical based on this. I think that was part of the original design of the home; right?

MR. WILE: Yes.

MR. MCINTYRE: So I think there's something to be said for that. The way you've drawn it here, everything looks like it's your traditional HardiePlank where it's lineal, horizontal, and I think that certainly reads well on the elevation, right. Either vertical based on how it was originally built, horizontal based on how you've shown it. This

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is contrary to both styles. I think this shake -- because it almost resembles like a cedar shake but it's painted -- I think this is more in keeping with a traditional home, in my opinion.

MR. WILE: I understand what you're saying. I should have taken a picture. When you step back, really --

MR. GARCIA-BOU: Like this?

MR. WILE: No. That looks like shakes.

MR. GARCIA-BOU: But that's what that is.

MR. MCINTYRE: Again, we're just trying to work with what you're proposing and what you're showing us.

MS. NEMECEK: It looks like a traditional shake.

MR. MCINTYRE: It looks like a cedar shake.

THE CHAIRPERSON: Is this their website?

MR. MCINTYRE: So it's hard for us to really understand what you're saying. We

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respect the fact that you're the design architect, but what you're showing us looks like it's a painted cedar shake but it's HardiePlank. It's not truly vertical because it's a shake, and it certainly doesn't appear horizontal based on the sample. So it's a little bit betwixt in between. I'm being honest with you. That's my humble opinion. And you know what they say about opinions; right?

MR. WILE: What?

MR. MCINTYRE: Everybody's got one.

THE CHAIRPERSON: And even they recommend you use this on Cape Cods or cottage style homes or put it in the gable or an accent. It's not --

MR. MCINTYRE: So --

THE CHAIRPERSON: -- Anywhere near.

MR. MCINTYRE: I understand that your client has a strong opinion, but I just think that you're mixing apples and oranges with the original style of the home because it is very contemporary. This is not necessarily something that I would associate with the look

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and appearance of this home. That's my opinion.

MS. NEMECEK: Can I also bring up, you're showing on your drawing your rear elevation with your new deck of having tension wire railing; is that correct? That's really modern, and it's not going to look -- it's going to be two different time periods between this and that tension wire.

MR. MCINTYRE: I, personally, like that stainless steel aircraft cable with the turnbuckles and everything like that, but I think that's a little bit more -- agreeing with my colleague, that's a little more --

MR. WILE: Suppose we just made it horizontal siding, and we don't have to discuss it anymore?

THE CHAIRPERSON: That's fine.

MR. MCINTYRE: That's fine, but I think as part of, you know, this moving on, which obviously is the objective here, I think you just want to make sure that that's represented to the Planning Board and you bring a sample and it sort of --

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MR. WILE: I don't know how none of this works with the Planning Board. I have to go to the Planning Board after this?

THE CHAIRPERSON: Yes. This is the step before the Planning Board. We look at things from an aesthetic point of view. They look at things from a little bit more of a holistic point of view where they're concerned about, you know, engineering and systems and other things in terms of --

MR. WILE: There's nothing structural. We're not doing any additions or anything like that. We'll do what has to be done.

THE CHAIRPERSON: Yes, whatever has to be done.

MR. WILE: Okay.

THE CHAIRPERSON: But yes, this is for the looks. We can't pass it along to them until we aesthetically think that it's going to be okay.

MR. WILE: Okay. So let's just make it horizontal siding, and we're all on the same page.

THE CHAIRPERSON: Alrighty.

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MS. NEMECEK: Do you have any lighting planned for it at all, or are you going to just --

MR. WILE: They'll be a lot of work interior lighting.

MS. NEMECEK: I know, but how about any exterior lighting on the deck or anything?

MR. WILE: Well, there is existing -- the existing deck is lit. We don't plan to change it at this point.

MS. NEMECEK: Okay.

THE CHAIRPERSON: Are you selecting to make sure that we're all on the same page, is that what you're checking out?

MR. MCINTYRE: No.

THE CHAIRPERSON: Does anybody know what siding to -- I gave you back your phone; right?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: Okay. What siding, to make sure that we're all on the same page, what exact style it is that --

MR. WILE: Clapboard it's called.

THE CHAIRPERSON: And how many inches

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is that?

MR. GARCIA-BOU: What's the size of that right there?

MR. MCINTYRE: You want to be using something at least four inches; right?

MR. WILE: No, no, approximately seven inches.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: Okay.

MR. WILE: It's Hardie Board. There are a couple of possibilities. You can do it between five and seven inches.

THE CHAIRPERSON: Make sure you have a sample of that when you go to the Planning Board, and, you know, a picture as well of what that looks like installed. Not necessarily on that house, but, you know, like an image of what that plank will look like installed. I think that that home really needs to stay within that -- it's like, you know, you can't like pick one from column A and one from column B when it comes to a style of the home. You kind of have to go with what the home says.

MR. WILE: What happens now, I'm

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1 scheduled at some point to go before the  
2 Planning Board, and assuming they approve it,  
3 then I can get a building permit after that?

4 MR. HERBERT: That's correct, yes. So  
5 what will happen is, the Planning Board meets  
6 the first weekend of December, first Thursday  
7 of December, so you would have to get the  
8 application in -- it's due just before  
9 Thanksgiving. So you have to make another  
10 application, pay another fee, and then get on  
11 the agenda. That would be I think it's  
12 December 7th.

13 MR. WILE: Wonderful. Thank you so  
14 much.

15 MR. MCINTYRE: So you're applying  
16 everything over the existing siding; correct?

17 MR. WILE: No. We're going to take  
18 off the siding. This Hardie stuff you really  
19 have to do that.

20 MR. MCINTYRE: Again, I'm only asking.

21 MR. WILE: Yes, sure.

22 MR. MCINTYRE: Okay, anything else?  
23 Do you want to just go through the formality of  
24 opening the public hearing?

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1 THE CHAIRPERSON: Yes. I would like  
2 to make a motion to open Application 23-31 for  
3 a public hearing.

4 MS. NEMECEK: Second.

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

7 THE CHAIRPERSON: Is anybody here to  
8 ask questions? Obviously not.

9 I would like to make a motion to close  
10 the public hearing for Application 23-31.

11 MR. GARCIA-BOU: Second.

12 THE CHAIRPERSON: All in favor.  
13 (AYE)

14 THE CHAIRPERSON: So I would like to  
15 make a motion to pass this application along to  
16 the Planning Board with the recommendation of  
17 approval based on the HardiePlank siding will  
18 be a clapboard siding, not the shake, between  
19 five and seven inches, and that you'll bring  
20 along a samples to the Planning Board for that,  
21 and bring along a photo of what that will look  
22 like.

23 MR. MCINTYRE: Inclusive of any other  
24 sort of trim pieces and cornice pieces, so

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1 that, you know, that whole proposition of what  
2 you're proposing, they have the opportunity to  
3 kind of see it as one.

4 MR. WILE: The only significant piece  
5 of trim is the corner boards.

6 MR. MCINTYRE: I got you.

7 THE CHAIRPERSON: So is that like AZEK  
8 or whatever?

9 MR. WILE: It's actually made by  
10 Hardie.

11 THE CHAIRPERSON: Made by Hardie.  
12 Okay.

13 MR. MCINTYRE: But it is AZEK. I'm  
14 just reading on your drawing. That's what you  
15 call it.

16 MR. WILE: Yes. They make a piece  
17 that actually goes up. It's actually a corner  
18 piece.

19 MR. MCINTYRE: Yes. It's just  
20 composite; right?

21 MR. WILE: Yes.

22 MR. MCINTYRE: Composite, AZEK kind of  
23 use the term --

24 THE CHAIRPERSON: Like saying Kleenex.  
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1 MR. MCINTYRE: Yes.

2 THE CHAIRPERSON: Okay.

3 MR. MCINTYRE: Again, any sort of  
4 picture of what you're proposing for the  
5 aircraft cable and the turnbuckles, again, a  
6 picture tells a thousand words. A concise  
7 presentation is only going to help your and  
8 your client's cause. Okay? Very good.

9 Again, I would just like to say what a  
10 nice job, and see how drawings used to be done  
11 and should be done. It's a credit to you and  
12 your profession. Good luck, and we wish you  
13 the best of luck on this project.

14 THE CHAIRPERSON: Thank you.

15 MS. NEMECEK: Thank you.

16 MR. GARCIA-BOU: Thank you.

17 MR. WILE: Thank you.

18 MR. MCINTYRE: Do you want to bring  
19 back your sample?

20 MR. WILE: Yes.

21 THE CHAIRPERSON: Alrighty then.

22 That's the end of the meeting tonight, so I  
23 would like to make a motion to close the ARB  
24 meeting.

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 MR. MCINTYRE: Second.  
 THE CHAIRPERSON: All in favor.  
 (AYE)  
 THE CHAIRPERSON: Thank you very much.  
 (MEETING ADJOURNED.)

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CORRECTION SHEET

PAGE

CORRECTION

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


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

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
 my hand this 14th day of November, 2023.

  
 DINA M. MORGAN  
 Court Reporter

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