

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

NOVEMBER 3, 2022

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
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER
Building and Planning Department
Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

NOV 17 2022

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1 EASTCHESTER ARB - 11/3/22
2 approve minutes, Margaret?
3 MS. UHLE: No. We're going to have to
4 wait until the January meeting.
5 THE CHAIRPERSON: Until the other
6 members are here.
7 MS. UHLE: Correct.
8 THE CHAIRPERSON: First up, we have
9 Application 22-35, but I don't think they are
10 here yet. So we'll take the second item on the
11 agenda, Application 22-40, 80 Webster Road.
12 You can put that on the easel.
13 MR. MASTROGIACOMO: I was just going
14 to have the owner hold it.
15 THE CHAIRPERSON: Put him to use?
16 MR. MASTROGIACOMO: Yes, put him to
17 use.
18 THE CHAIRPERSON: Grab the microphone,
19 please -- you can unhook it from the stand --
20 so that those at home could hear us.
21 MR. MASTROGIACOMO: Good evening.
22 Michael Mastrogiacomo, I'm the engineer for the
23 project. What we are proposing is a one family
24 residence on a 50 by 100 lot.
25 I believe this was in front of the

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EASTCHESTER ARB - 11/3/22

1 THE CHAIRPERSON: Good evening,
2 everyone, and welcome to the November 3rd,
3 2022, ARB meeting. If you all would please
4 stand for the Pledge of Allegiance.
5

(Pledge of Allegiance.)

6 THE CHAIRPERSON: Roll call, please,
7 Margaret.

8 MS. UHLE: Sure. Enda McIntyre.

9 MR. MCINTYRE: Here.

10 MS. UHLE: Silvio Luca.

11 MR. LUCA: Here.

12 MS. UHLE: Laura Raffiani.

13 THE CHAIRPERSON: Present.

14 MS. UHLE: Jennifer Nemecek is not
15 able to attend the meeting this evening, and
16 I'm not clear on the status of Carlos
17 Garcia-Bou, but we can get started without him.

18 THE CHAIRPERSON: There is one item on
19 the agenda this evening that is adjourned. I
20 doubt that there is anyone here for this. That
21 is Application 22-38 for 54 Stratford. In case
22 somebody is here for that, that is adjourned to
23 the next meeting at least.
24

25 On tonight's agenda, the -- can we

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EASTCHESTER ARB - 11/3/22

1 Board a few years ago from a previous owner.
2 That owner sold the property to my client, and
3 we made some changes for what they would like
4 to have as far as interior, moving things
5 around.
6

7 Basically what we have is a front
8 porch, one car garage, front entry, and some
9 nice siding, asphalt shingles.

10 Just to go through the floor plan.
11 What basically changed was, they wanted to have
12 an open floor plan, so what we did is with
13 entry hall we were able to elongate everything,
14 make a nice open floor plan. We tucked away
15 the kitchen. Created the powder room with the
16 closet, garage off to the side.

17 On the second floor, we have four
18 bedrooms with a primary bedroom, two bathrooms,
19 and a laundry closet here.

20 MS. UHLE: Maybe you could go over the
21 facade and the materials.

22 MR. MASTROGIACOMO: Sure. So we're
23 doing a vinyl siding. I gave the samples --
24 you have all the samples.

25 MS. UHLE: Just pass those down right

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2 now. That's the package that you just
3 received.

4 MR. MASTROGIACOMO: So what I
5 prepared, just to make it a little easier, it
6 has the actual front door that they've picked.
7 We tried to draw it in, but, you know, the
8 color, I couldn't get the computer to colorize
9 it the way the actual picture is. You have the
10 materials for the front door, for the siding,
11 and for the roof. I have that all in the
12 packet there.

13 So it's a vinyl siding. We have
14 fiberglass columns at the front entry. We have
15 a vinyl railing system at the front. Nice
16 little maintenance. Asphalt shingles. The
17 vinyl siding. Insulated doors. All casement
18 windows. We're having white trim around it,
19 white windows to go with the gray and the white
20 trim.

21 MR. MCINTYRE: How does this ridge
22 line and height of the property match up with
23 the adjacent properties either side?

24 MR. MASTROGIACOMO: Going from left to
25 right -- hold on. So what we have is, our peak

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2 front door kind of goes with that mindset of
3 the casement windows, the modern. This has, I
4 don't know, a whole other feeling to it. It
5 looks mismatched with the home, if that's what
6 you're trying to go with, some kind of clean,
7 modern.

8 THE APPLICANT: The door?

9 THE CHAIRPERSON: The door. The front
10 door. You chose casement windows for like that
11 modern kind of look, the door just doesn't seem
12 to fit in.

13 MR. LUCA: The style of the door is
14 traditional, and I assume the casement is
15 making the house a little bit more modern, but
16 yet, the vinyl siding is not modern, a vinyl
17 garage door is not modern.

18 MR. MASTROGIACOMO: We're trying to
19 keep a little bit with the, you know,
20 neighboring properties, so we don't stand out
21 like a sore thumb.

22 MR. LUCA: Hold on. Neighboring
23 properties, the details are considerably
24 different than this. They're a HardiePlank,
25 double hung windows, bracket details.

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2 is roughly going to be within a foot of what
3 the new house to our right is. We are going to
4 be a little bit higher than here, I'm saying
5 about 18 inches or so.

6 MR. MCINTYRE: But the top of the
7 ridge is what, like 30 -- the permissible
8 33 feet?

9 MR. MASTROGIACOMO: Yes, it's well
10 within the permissible. We're at 31 foot 10
11 with our peak.

12 THE CHAIRPERSON: The casement
13 windows, what was that choice kind of based on?
14 It's not the typical of the houses in the area.
15 Why did you come upon that?

16 MR. MASTROGIACOMO: So the client
17 would like to use more of a casement style
18 window, you know, more of like a European style
19 he's trying to do. So the inside is going to
20 be a little bit more modern, a little bit more
21 European, and he likes the look and the use of
22 the casement windows. He has them currently in
23 the residence he lives in, and he would like to
24 keep the same type of windows.

25 THE CHAIRPERSON: I'm not sure if the

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2 THE CHAIRPERSON: Divided lights.

3 MR. LUCA: Divided lights. Also, I
4 think the casements on the second floor are --
5 normally in a home the second floor windows are
6 shorter. They're the same exact size. It kind
7 of throws it off. The front elevation, the
8 second floor windows look more commercial than
9 residential.

10 THE CHAIRPERSON: Because of the size.
11 They didn't reduce a little bit in height.

12 MR. MASTROGIACOMO: The client really
13 stressed to me that he wanted taller windows.
14 They wanted these type of windows and all that.
15 It's good that he hears it from you.

16 THE CHAIRPERSON: You kind of just
17 have to follow through with things, you know,
18 one way or the other. Not just, you know, this
19 is my favorite this, this is my favorite this,
20 and then just kind of mash them all together.
21 It needs to have a more focused look to it.

22 APPLICANT: Can I add something?

23 THE CHAIRPERSON: Sure.

24 MR. MASTROGIACOMO: You have to use
25 the microphone.

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1 APPLICANT: The windows, the reason I
2 chose it like that is because they are energy
3 sufficient. They have like -- inside, they
4 have gas.

5 THE CHAIRPERSON: Double pane or
6 triple pane?

7 MR. LUCA: All windows have that.
8 It's code.

9 APPLICANT: I don't like the one they
10 go up and down because the air goes through.
11 These have like a sealer, so when you close the
12 window, there is no air coming in and out.

13 THE CHAIRPERSON: I understand. I
14 don't have a thing against casement windows. I
15 just asked about the choice, and the answer
16 was, that you were trying to go for this look,
17 you like them the way they work, and also the
18 way they look, that it's more of a modern look.
19 That's fine, but then maybe some of the other
20 details in the home should also have more of a
21 modern look. Like maybe the garage door
22 wouldn't have so many like raised panels.

23 MR. LUCA: Also, the pediments are not
24 modern over the porch, as well as the second

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1 level, for example. If that's the reason why
2 we're starting with the casements, like that
3 house doesn't call for casements the way it's
4 designed right now with the reverse pediments,
5 the vinyl door, the porch, and the vinyl
6 siding, to be honest, horizontal siding. More
7 modern would be vertical siding, for example,
8 or stucco.

9 MR. MASTROGIACOMO: Okay, so we'll
10 come back. I'll have to sit down with him and
11 have him decide on certain things.

12 MR. MCINTYRE: I think this is similar
13 to another home that came in front of our Board
14 a number of years ago, if you remember? I just
15 think that there's a lot of similarities. I
16 think, again, you, as the applicant and the
17 owner, you know, have a strong commitment to,
18 this is your home. You're designing it. It
19 needs to be energy efficient. It's a place for
20 you and your family. We understand all of
21 that. However, you hire a design professional,
22 who is your architect. You know, form kind of
23 follows function. Obviously, you're interested
24 in how the exterior of the home looks, and I'm

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1 sure you had a big part to play in the interior
2 layout, and the size, and the windows, and all
3 of that. However, there is certain criteria
4 that us, as board members, are looking to
5 impart on all of the applicants that present to
6 us. You have to hire a design professional and
7 a licensed architect to help you design and
8 navigate through that process. We're certainly
9 not looking to say, you can't do this and you
10 can only do that. That's not our purview on
11 this board. We look to try and offer you
12 guidance. As people who live in this
13 community, we want to try and have a positive
14 impact on new construction such as this, so
15 that it blends in and doesn't stick out. It is
16 part of the neighborhood and the overall
17 architectural environment.

18 I think some of the things you're
19 hearing from board members this evening is
20 that, you know, there are some dissimilar
21 styles here. We just think that that needs to
22 be looked at a little bit more closely, so that
23 it blends in so you have one distinct style.
24 If it's modern, contemporary, then that should

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1 blend through the overall design. I think you
2 have to defer to your architect and --

3 MR. MASTROGIACOMO: I am the
4 architect. You keep saying --

5 MR. MCINTYRE: No, I'm talking to your
6 client. I'm saying you have to defer to the
7 design professional to steer you in that
8 direction because, ultimately, that's what you
9 hire them to do. I'm, you know, advocating on
10 your behalf.

11 MR. MASTROGIACOMO: Thank you. Now I
12 understand what you are saying.

13 MR. MCINTYRE: Ultimately, you're the
14 guy that comes up and presents. We get that
15 this is your home, but I think it all needs to,
16 you know, be consolidated under one specific
17 design. Right?

18 THE CHAIRPERSON: Yes. For sure.

19 MS. UHLE: Do you want to open the
20 public hearing?

21 THE CHAIRPERSON: Sure. I would like
22 to open up Application 22-40 for the public
23 hearing.

24 MR. MCINTYRE: Second.

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 2 THE CHAIRPERSON: All in favor.
 3 (AYE)
 4 THE CHAIRPERSON: All right. Is there
 5 anyone here who from the --
 6 MR. MCINTYRE: From the community that
 7 would like to speak.
 8 THE CHAIRPERSON: Do you have
 9 questions or comments?
 10 MS. UHLE: You have to come up to the
 11 microphone.
 12 MR. MCINTYRE: Come on up and
 13 introduce yourself.
 14 MR. FERNANDES: Hi. I'm Demetrau
 15 Fernandes. I'm at 76 Webster Road. I'm really
 16 happy to see, actually, that the property is
 17 going to get developed.
 18 I'm not sure if this is the right
 19 forum or I have to wait for Planning, but the
 20 park right across the street, the parking gets
 21 really tight, and that seems to be a constant
 22 problem. I'm pretty sure there's going to be
 23 another two spots that are going to get lost.
 24 Between my property and 70 Webster, there's
 25 always someone blocking the driveways, which

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 2 becomes very inconvenient. It's a concern I
 3 have. I don't know how anything can be done to
 4 address it, but I just wanted to raise it. If
 5 there is some way the town can mark the parking
 6 spots on the street or, you know, mark, hey,
 7 don't park in front the driveways, things like
 8 that.
 9 MR. LUCA: When it comes to what,
 10 construction you're talking about?
 11 MR. FERNANDES: No, just the --
 12 THE CHAIRPERSON: Just because they're
 13 adding another home because there's no home in
 14 that lot right now.
 15 MR. MCINTYRE: You're saying somebody
 16 parks in front of your driveway so you can't
 17 get in?
 18 MR. FERNANDES: Constantly.
 19 Constantly.
 20 THE CHAIRPERSON: Is it because of the
 21 park across the street?
 22 MR. FERNANDES: Yes. Yes. Yes.
 23 THE CHAIRPERSON: There's a little bit
 24 of extra parking going on?
 25 MR. FERNANDES: Yes. Yes. So between

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 2 70 Webster's driveway and 76 Webster's
 3 driveway, there's like a really tight spot.
 4 It's not really a parking spot, but there's
 5 constantly someone putting their car there.
 6 THE CHAIRPERSON: Is there a no
 7 parking sign there?
 8 MR. FERNANDES: No, there isn't.
 9 THE CHAIRPERSON: There is a parking
 10 committee kind of thing.
 11 MS. UHLE: Yes. I think the best I
 12 can do for you is just refer that issue to the
 13 Traffic and Parking Advisory Committee and to
 14 the Police Department. That would not even be
 15 a Planning Board issue. I do know what you're
 16 talking about because that's happened in other
 17 neighborhoods too, where there's a small space
 18 between curb cuts, and then people park and
 19 their fenders and bumpers are blocking. So
 20 what is your address again?
 21 MR. FERNANDES: 76 Webster.
 22 MS. UHLE: 76 Webster. It's between
 23 your space and 78 Webster?
 24 MR. FERNANDES: 70 Webster.
 25 THE CHAIRPERSON: 7-0?

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1 EASTCHESTER ARB - 11/3/22
 2 MR. FERNANDES: 7-0, yes.
 3 MS. UHLE: I'm Margaret. You can even
 4 call me in the Building Department. I'll
 5 follow-up with them tomorrow and see what they
 6 can do.
 7 MR. FERNANDES: Fantastic. Thank you.
 8 MR. MCINTYRE: Thanks for bringing
 9 that up because that would be extremely
 10 irritating to me.
 11 MR. FERNANDES: It is. It is. Okay.
 12 Thank you.
 13 MS. UHLE: Do you want to leave the
 14 public hearing open?
 15 THE CHAIRPERSON: Yes. Okay.
 16 MR. MCINTYRE: Just one other thing.
 17 You're right on the cusp of all your setbacks,
 18 right. Are you proposing new central air
 19 conditioning, and, if so, where would you
 20 propose to locate that?
 21 MS. UHLE: That is shown on the
 22 landscape plan that's provided, which is a
 23 separate -- it's in a separate pile.
 24 MR. MCINTYRE: Okay. I didn't see it.
 25 MR. MASTROGIACOMO: I show it here,

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 2 and I have the screening around it.
 3 THE CHAIRPERSON: Is it on the
 4 landscape plan?
 5 MS. UHLE: Yes. It's in the rear. Do
 6 you see where the two units are?
 7 THE CHAIRPERSON: Oh, right there.
 8 Got it. Was Jennifer, by any chance, able to
 9 look at this?
 10 MS. UHLE: No. The only thing I do
 11 have to comment is, the landscape plans are
 12 required to be signed and sealed by a
 13 landscaped architect. I think you prepared
 14 this; right?
 15 MR. MASTROGIACOMO: I've done
 16 landscape drawings on other projects.
 17 MS. UHLE: Eastchester requires a
 18 licensed landscape architect prepare them.
 19 MR. MASTROGIACOMO: That's not a
 20 problem.
 21 MS. UHLE: It doesn't mean that this
 22 is not appropriate, that's just a requirement.
 23 MR. LUCA: We don't have to worry
 24 about drainage; right?
 25 MS. UHLE: No. The applicant did
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 2 prepare a storm water management plan, and he's
 3 coordinating with Joe Cermele, our consulting
 4 engineer.
 5 THE CHAIRPERSON: Okay. So then I
 6 guess -- are there any other comments from the
 7 board, suggestions where things just don't look
 8 as --
 9 MS. UHLE: Again, you already said
 10 this, but basically the comment is to just be
 11 stylistically consistent with the design
 12 elements, whether it's traditional,
 13 contemporary.
 14 MR. MASTROGIACOMO: Whatever it is.
 15 THE CHAIRPERSON: Kind of across the
 16 board.
 17 MS. UHLE: To be consistent.
 18 MR. MASTROGIACOMO: When is the next
 19 meeting again?
 20 MS. UHLE: It is on January 5th. They
 21 do not meet in December.
 22 THE CHAIRPERSON: Sorry about that.
 23 Also, that thing about the second story windows
 24 being so large, I think that even if everything
 25 else was kind of made a little bit more
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1 EASTCHESTER ARB - 11/3/22
 2 cohesive, that they would stick out a little
 3 bit; don't you?
 4 MR. MASTROGIACOMO: We'll redesign it
 5 to proportion it correctly, and to give it the
 6 correct details that it should have.
 7 THE CHAIRPERSON: It does look a
 8 little kind of in your face.
 9 MR. MCINTYRE: I think with a little
 10 bit of tweaking, I think it can be easily
 11 enhanced to look spectacular.
 12 MR. MASTROGIACOMO: Sure.
 13 MR. MCINTYRE: The grade --
 14 MR. MASTROGIACOMO: It's a flat lot.
 15 It's a pretty flat lot.
 16 MR. MCINTYRE: Okay.
 17 THE CHAIRPERSON: That makes it
 18 easier.
 19 MR. MASTROGIACOMO: Yes. You don't
 20 find too many of those around anywhere.
 21 THE CHAIRPERSON: So then I would like
 22 to make a motion for this application to come
 23 before the Board again at our January meeting.
 24 Second?
 25 MR. MCINTYRE: Yes.
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 2 THE CHAIRPERSON: All in favor.
 3 (AYE)
 4 THE CHAIRPERSON: We'll leave the
 5 public hearing open so that we can continue
 6 them again.
 7 MR. MASTROGIACOMO: Do we have to send
 8 out the mailings again?
 9 MS. UHLE: No, you do not. It's just
 10 carried on the agenda, so you do not need to do
 11 anything else other than just supplement your
 12 submission with any revisions that you make.
 13 MR. MASTROGIACOMO: Okay. In the
 14 interim, I could still work with Joe Cermele?
 15 MS. UHLE: Absolutely, yes.
 16 Definitely do that.
 17 MR. MCINTYRE: I think you just need
 18 to address some of the items that were shared
 19 with you tonight in terms of the four sides of
 20 the building, and just have it, you know, be
 21 one sort of style.
 22 MR. MASTROGIACOMO: Sure. Okay, thank
 23 you.
 24 THE CHAIRPERSON: Thank you very much.
 25 Our next item, Application 22-35, 747
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1 EASTCHESTER ARB - 11/3/22
 2 White Plains Road.
 3 MR. BARBUTI: Good evening.
 4 MR. MCINTYRE: Good evening.
 5 MR. BARBUTI: David Barbuti
 6 representing the Kaufman Organization, the
 7 owners of the property. I'm back again.
 8 (Inaudible.)
 9 MR. LUCA: You have to use the mic.
 10 MS. UHLE: Yes. Sorry. Thank you.
 11 MR. BARBUTI: So we revisited the
 12 facade at the request of the Board, eliminated
 13 the gooseneck lighting, proposing individual
 14 channel letters that are halo lit, back lit.
 15 The rear facade actually plotted this time, so
 16 it shows the configuration of the windows and
 17 doors, things like that. We're going to stucco
 18 all the sides of the building. That's on the
 19 plan. The existing green canopy in the back
 20 we're going to spray black to match the black
 21 storefront and the coping on the top.
 22 If there are any questions.
 23 THE CHAIRPERSON: I notice that on the
 24 signage on the detail it said a mounting track.
 25 That is not allowed.

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1 EASTCHESTER ARB - 11/3/22
 2 MR. BARBUTI: No.
 3 MS. UHLE: He's heard it twice from
 4 me.
 5 THE CHAIRPERSON: Well, it doesn't
 6 appear in the rendering.
 7 MS. UHLE: One of the notes is a
 8 little confusing because it says, on a track.
 9 MR. BARBUTI: It's a typing error.
 10 THE CHAIRPERSON: I think I may have
 11 mentioned to you that now that you're redoing
 12 the facade, if you could make the access from
 13 the rear to each letter, whatever you have to
 14 do to make it work. If you want that kind of a
 15 letter, then it needs to be done from the
 16 inside.
 17 MR. BARBUTI: Right.
 18 THE CHAIRPERSON: Is it accessible, do
 19 you know, from the inside, that area?
 20 MR. BARBUTI: Above the storefront,
 21 there's quite a bit of space that we can access
 22 it.
 23 THE CHAIRPERSON: Okay. So it can be
 24 done?
 25 MR. BARBUTI: Yes.

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1 EASTCHESTER ARB - 11/3/22
 2 THE CHAIRPERSON: Perfect. I think
 3 that it doesn't have to be exactly like this.
 4 Each one will come in and do their thing.
 5 MR. BARBUTI: Right. This is the
 6 intent.
 7 THE CHAIRPERSON: That is a better
 8 kind of a thing. You could see even different
 9 fonts, whatever, but the same material, it will
 10 look nice and varied, but the same.
 11 MR. MCINTYRE: Clean and new and sort
 12 of sharp.
 13 THE CHAIRPERSON: Better than all
 14 those goosenecks. I think that gives it a much
 15 nicer look. So the stucco does go all the way
 16 around?
 17 MR. BARBUTI: It's going to wrap all
 18 four sides.
 19 THE CHAIRPERSON: The back existing
 20 standing seam metal canopy will kind of look
 21 the same color as the front awning?
 22 MR. BARBUTI: So it will be sprayed
 23 the same as I'm doing the new coping, which
 24 matches the frame. I think that's number 29.
 25 It will match.

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1 EASTCHESTER ARB - 11/3/22
 2 MR. LUCA: I wasn't here for the last
 3 meeting. The canopies are new; right?
 4 MR. BARBUTI: So the canopies in the
 5 front are new.
 6 MR. LUCA: They're material?
 7 MR. BARBUTI: They're going to be
 8 fabric. They're going to be black.
 9 MR. LUCA: I like that.
 10 MS. UHLE: It's such an improvement
 11 than what was there.
 12 THE CHAIRPERSON: It was also this
 13 like kind of ironwork like a railing, canopy
 14 railing kind of --
 15 MR. BARBUTI: There was a 1958 metal
 16 canopy in the front for some reason.
 17 THE CHAIRPERSON: It's much cleaner.
 18 MR. MCINTYRE: Did we leave the public
 19 hearing open?
 20 THE CHAIRPERSON: I believe we did.
 21 MS. UHLE: Yes, you did.
 22 THE CHAIRPERSON: Is there anyone here
 23 from the public?
 24 (No comments.)
 25 THE CHAIRPERSON: There is no one else

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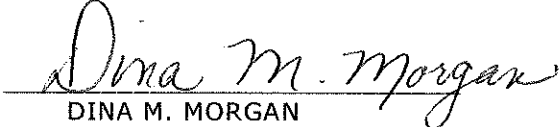
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1 EASTCHESTER ARB - 11/3/22
 2 here for the public hearing, so I would like to
 3 make a motion to close the public hearing on
 4 Application 22-35.
 5 MR. MCINTYRE: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (AYE)
 8 THE CHAIRPERSON: I would like to make
 9 a motion to pass Application 22-35 along to the
 10 Planning Board with a recommendation of
 11 approval aesthetically. Anybody second?
 12 MR. MCINTYRE: Second.
 13 THE CHAIRPERSON: All in favor.
 14 (AYE)
 15 THE CHAIRPERSON: Thank you very much.
 16 Planning Board next.
 17 MR. BARBUTI: Planning Board is
 18 Tuesday, right, or Wednesday?
 19 MS. UHLE: I'm not sure. You can
 20 check with me tomorrow if you want.
 21 MR. BARBUTI: Thank you.
 22 MR. MCINTYRE: You're welcome. Good
 23 luck. Thank you.
 24 THE CHAIRPERSON: So then that being
 25 all taken care of, I would like to make a
DINA M. MORGAN, REPORTER

26

1 EASTCHESTER ARB - 11/3/22
 2 motion to close the ARB meeting for
 3 November 3rd, 2022.
 4 MR. MCINTYRE: Second.
 5 THE CHAIRPERSON: All in favor.
 6 (AYE)
 7 THE CHAIRPERSON: Thank you and
 8 goodnight, Eastchester.
 9 (Meeting adjourned.)
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DINA M. MORGAN, REPORTER

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1 EASTCHESTER ARB - 11/3/22
 2 C E R T I F I C A T I O N
 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 16th day of November, 2022.
 22
 23 
 24 DINA M. MORGAN
 Court Reporter
 25 **DINA M. MORGAN, REPORTER**

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1 EASTCHESTER ARB - 11/3/22
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 3 CORRECTION SHEET
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 6 PAGE CORRECTION
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 DINA M. MORGAN, REPORTER