

TOWN OF EASTCHESTER
Building and Planning Department

JUN 22 2023
TRANSCRIPT OF

TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 1, 2023
RECEIVED

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

LUKAS HERBERT, DIRECTOR OF PLANNING

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

would like to make a motion to approve the minutes of May 4th, which was a meeting attended by myself, Carlos, and Jennifer.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Alrighty. Very good. So the first item tonight on the agenda is old business, 23-13, Embassy Cleaners at 826 Scarsdale Avenue. Please come up.

MR. RIVKIN: Hello, everybody.

THE CHAIRPERSON: Hello.

MR. RIVKIN: Let me just set up some things on the board here.

THE CHAIRPERSON: Okay.

MR. RIVKIN: Thank you.

THE CHAIRPERSON: So is that thing visible -- excuse me, video guy -- I'm sorry, I forgot your name.

MR. LUCA: Yes, you can see it.

THE CHAIRPERSON: You can see the thing now. Very good. Thank you.

MR. RIVKIN: Thank you. Good evening, everybody. Nice to see you all again. Well,

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

THE CHAIRPERSON: Good evening, and welcome to the June 1st, 2023 ARB meeting. Would you please all stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Alrighty. Lukas, if you could just call the roll, please.

MR. HERBERT: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MR. HERBERT: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MR. HERBERT: Laura Raffiani.

THE CHAIRPERSON: Present.

MR. HERBERT: Jennifer Nemecek.

MS. NEMECEK: Here.

MR. HERBERT: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: I would like to make a motion to approve the minutes of April 4, which was attended by me, Jennifer, and Enda.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Alrighty. Then I

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

most of you. My name is Andrew Rivkin, the owner of the property 826 Scarsdale Avenue. I'm also the owner of Embassy Cleaners, which will be the sole tenant of this property.

Rather than have my architect present tonight, I decided to present myself. In light of the fact that I will be a member of the Eastchester business community, I feel that I would like to stand up in front of you all for that reason.

We're here tonight to review the colors of the exterior of the building at 826 Scarsdale Avenue. But before we look at the colors, I just wanted to mention a few important points for your consideration.

Firstly, my business, Embassy Cleaners has been established locally for more than 85 years, since 1937. We have the largest dry cleaning business in Westchester County. We are nationally known and respected as an industry leader. We've been selected as one of America's best cleaners annually for the past 19 consecutive years. We are dedicated to the highest level of quality and employ a large

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 staff, many of whom are long tenured, and all
2 of whom are local residents. Our clientele has
3 a high end wardrobe, and is discerning.

4 With this new building, we will be
5 relocating our headquarters from Larchmont,
6 where we've been for the past 85 plus years, to
7 Eastchester. We will be relocating our
8 offices, our large production facility, our
9 distribution, and one of our retail stores. We
10 will also be adding a dedicated tailoring and
11 alterations space with it's own separate
12 entrance, that will be specializing in bridal
13 alterations, and we expect that this department
14 alone will attract clientele from throughout
15 Westchester and Fairfield Counties.

16 My goal and expectation for my company
17 is to make a positive contribution to the
18 Eastchester community. I, personally, had made
19 a very large investment not only in the
20 purchase of this property last year, but also
21 to a very significant renovation in this
22 property, including two mechanics and
23 infrastructure and technologies, etcetera. Not
24 only will there be large permit fees and filing

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 fees, but moving our long established
2 headquarters, we are investing in Eastchester.

3 You should have received two different
4 color propositions for this building. One is a
5 green color, and the other one is more of a
6 sage color. I would like to first address the
7 green color, which is the color that we
8 presented at the last meeting. The materials
9 that were presented to you at the last meeting,
10 were not a good representation of this color,
11 as the coloration of the print was poor and
12 inaccurate as almost an acid grown, a very
13 bright acid. It just did not present well at
14 all, and I'm sure it was very off putting. We
15 also gave you Pantone paint chips that were
16 very, very small, thumbnail size chips that
17 were hard to see because of their size, and
18 they were also shiny.

19 So the print of the green color that
20 you have in front of you now is a better
21 representation of the accurate color. This
22 is -- I believe the color is -- let me see what
23 it's called.

24 THE CHAIRPERSON: Bridal Bouquet is
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/1/2023

1 one.

2 MR. RIVKIN: Bridal Bouquet 632 is the
3 one you should be looking at now. That is the
4 color that we initially presented. You should
5 also have a large paint swatch as well, I
6 believe, which is the greener one -- correct --
7 which gives a more accurate representation of
8 the color.

9 I'm asking that you please reconsider
10 this green color, not only based on these more
11 accurate color representations, but also based
12 on the fact that this color really is not
13 garish or off putting. It is colorful for
14 sure, but I believe it's done in a tasteful
15 way.

16 As I mentioned at our last meeting, we
17 not only have an architect for our property,
18 but we also engaged a design architect, Javier
19 De La Garza, who is very well-known in the
20 retail design community. He is the designer
21 for all of the Loro Piana stores throughout the
22 country, as well as Christian Dior, and other
23 very high end retail stores. So that is his
24 background and what he does. He is the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 gentleman who put together the exterior of this
2 building.

3 I would also like to mention that the
4 colorations that you see here represent our
5 brand colors, which are the colors that are on
6 our website, our packaging, and our vans that
7 will be parked in the parking there, not to
8 mention all of our materials have these colors.
9 So we would really like to try to be true to
10 our brand colors.

11 Lastly, with regard to this particular
12 color way, I would like to say that we think
13 that this is -- that this will really present a
14 tasteful and attractive building that will
15 represent the Town of Eastchester well.

16 THE CHAIRPERSON: Okay. Any questions
17 from the board?

18 MR. RIVKIN: There's one other thing I
19 just wanted to add. I apologize. Last time,
20 there was some mention of the historical
21 element of the building itself. This building
22 is less than 100 years old. It's not a
23 landmark property. In fact, I don't even
24 believe it's historical, according to my design

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 architect. It merely has Tudor elements that
2 are decorative, but it's not a true Tudor
3 building, according to my architect. I'm not a
4 professional, so I can't really comment on
5 that, but this is his position.

7 THE CHAIRPERSON: I don't think that
8 the board was trying to say that this was a
9 historical building. The village and the area,
10 you know, where it is, has somewhat of a tone,
11 that's all.

12 MR. LUCA: What year was this building
13 built?

14 THE CHAIRPERSON: I don't know. He
15 said it's less than --

16 MR. RIVKIN: I'm sorry, I couldn't
17 hear.

18 MR. LUCA: What year was the building
19 built?

20 MR. RIVKIN: So the furthest back I
21 could see in the Building Department records is
22 1927 a series of buildings. So 1927, it was a
23 smaller building, which was an automotive
24 repair shop and Stutz Dealership.

25 MR. LUCA: '27 is the height of the
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

2 Tudor style, so it is a Tudor.

3 MR. RIVKIN: Right. But the front of
4 the building was added on in the late 1940's,
5 which is the part that you see, and that's when
6 the building was expanded to become I believe
7 it was a Chevrolet Dealership starting in 1949.
8 The original building was kind of buried behind
9 the front part of the building.

10 MR. GARCIA-BOU: I just want to thank
11 you for showing us the two different colors.
12 Last time, we didn't have these options.

13 MR. RIVKIN: Of course.

14 MR. GARCIA-BOU: I like the
15 presentation that you came up with and the
16 actual colors. I think we can come up with an
17 answer today with these swatches.

18 MR. LUCA: We're going to base the
19 colors on these because the renderings are not
20 actually the colors?

21 MR. GARCIA-BOU: Correct.

22 THE CHAIRPERSON: They're better than
23 what was presented before, but it's difficult.
24 It's difficult.

25 MR. RIVKIN: Yes, I notice that. My
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

2 architect told me that greens are very hard to
3 replicate, certainly digitally for sure, but,
4 yes, I agree with you.

5 MR. GARCIA-BOU: I mean, I believe
6 last time we talked about the color, we said it
7 was too minty, the one that you presented last
8 time. The second color that you're presenting
9 tonight I think is within the ballpark that we
10 were thinking of, getting away from the minty
11 color. That's my opinion.

12 MR. RIVKIN: There's another option
13 with the minty color, which I didn't mention
14 before. The minty color is shown with a white
15 trim. If we were to use a softer white on the
16 trim, perhaps that would soften the total
17 overall look. I have some samples to show you,
18 if that would matter. These are the other
19 softer whites.

20 MR. GARCIA-BOU: Is that for the trim?

21 MR. RIVKIN: That would be for the
22 trim. If you would kindly juxtapose the
23 mintier green next to one of those colors, you
24 could see how it really tones it down.

25 MS. NEMECEK: That looks too green.
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

2 THE CHAIRPERSON: So then you would
3 paint the entire building that color?

4 MR. RIVKIN: Yes. Well, the parts of
5 the building that are now white would be in one
6 of those softer colors, yes. The green is not
7 majority of the building. It's just, you
8 know --

9 MS. NEMECEK: It's just that when we
10 put the colors on the building, they're going
11 to get dirty, they're going to fade. They're
12 going to look great at the very beginning, but
13 then they're going to mellow into something
14 else.

15 MR. RIVKIN: Absolutely.

16 MS. NEMECEK: So you don't want to
17 start out too faint because then it will just
18 fade.

19 MR. RIVKIN: Well, I think that
20 certainly the green will, I'm sure, soften and
21 get mellow relatively quickly, I would
22 imagine.

23 MR. GARCIA-BOU: This elevation here,
24 what exactly does this represent, which color?

25 MR. RIVKIN: That is supposed to be
DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 6/1/2023

2 the sage color, which is the other -- the color
3 number is called -- it's called Tint 458,
4 Benjamin Moore Sage.

5 THE CHAIRPERSON: All right. So then
6 I guess we can vote as a board which option we
7 prefer.

8 MR. MCINTYRE: Do you have a personal
9 preference?

10 MR. RIVKIN: My personal preference is
11 the Bridal Bouquet, the mintier green, because
12 that is our brand color.

13 MR. MCINTYRE: Oh, that is your brand
14 color.

15 MR. RIVKIN: That is our brand color.
16 I would like to be true to our brand guide, if
17 at all possible.

18 MR. MCINTYRE: So what does that mean,
19 like all of the pieces of paper and the hangers
20 and stuff are all that color?

21 MR. RIVKIN: So, yes. So all of our
22 packaging is with that green. All of our vans
23 and trucks are of that green. Our website has
24 that green tone to it. It's just what we're
25 known for, what we're trying to reinforce.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 6/1/2023

2 MR. MCINTYRE: And you figured if it's
3 not this, then it's the sort of lesser
4 gradation of that green?

5 MR. RIVKIN: Right. So my first
6 choice would be our brand color, green.

7 My second choice would be that same
8 minty brand color green, but instead of a white
9 building, a softer white that would tone down
10 the color of the minty green.

11 My last choice would be that sage
12 color, which really doesn't represent our brand
13 color, but at least it's in the ballpark, and,
14 you know, I suppose we could work with that.

15 THE CHAIRPERSON: Carlos, B? Is it
16 one or two? Two. Do you prefer one and one as
17 well? Where are you?

18 MR. LUCA: I --

19 THE CHAIRPERSON: I prefer this.

20 MR. LUCA: Well, I do like the sage
21 color better, but it is his brand color, the
22 other color. I agree if he doesn't use
23 white -- actually, the white that they're using
24 is not white. Benjamin Moore has a million
25 whites. OC-151 is off-white.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 6/1/2023

2 MR. MCINTYRE: That's what he's
3 proposing.

4 MR. LUCA: I think that kind of helps
5 the bridal color because that is a bright
6 color.

7 THE CHAIRPERSON: It helps, but I just
8 don't think that this is an outside color that
9 we should find on any piece of property in
10 Eastchester. I just don't think that this
11 is -- I wouldn't paint a house this color. I
12 just think it's garish. I just think it
13 doesn't belong as an exterior color. I know
14 that you said you have places in Scarsdale, in
15 Larchmont, and yada yada, in Rye, wherever they
16 are, I'm sure they're not this color green, and
17 I'm sure they wouldn't want you to make it this
18 color green.

19 MR. RIVKIN: They will be. We'll have
20 to see what the ARB says in those towns.

21 THE CHAIRPERSON: Yes. I don't feel
22 that it's appropriate for the exterior of a
23 building in the Town of Eastchester.

24 MR. RIVKIN: It helps that our
25 architect is on the Planning Board in

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 6/1/2023

2 Mamaroneck, Larchmont, I suppose.

3 MR. MCINTYRE: I think you're
4 proposing the alternate color as something
5 that's, you know, related to your brand and
6 your color. I think you spoke eloquently about
7 the building and, you know, the architectural
8 attributes of the building, and certainly based
9 on your presentation, it looks like a very,
10 very, you know, very nice, aesthetically
11 pleasing building, the windows, the flower
12 boxes. You know, it kind of conjures up almost
13 like a wedding cake to me.

14 I do kind of agree that the minty
15 green is a little overwhelming, and I think
16 with, you know, everybody is going to know, you
17 know, your brand is your brand. You've spoken
18 about the brand. It's more than just the color
19 you paint on the outside of the building. It's
20 everything that happens inside the building,
21 and your name, and the 85 years that you've
22 been in existence. Our rule, as the ARB, you
23 know, we're looking to try and, you know, make
24 the building fit into the environment and
25 neighborhood as best we can. So I think my

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

colleague's comment, and I tend to agree, we certainly want to try and make that as easy as possible, as opposed to, boom, you know, here it is. That green is a little iridescent, you know, it's a little, you know, it's a little loud. I think the other sage color is a little more toned down.

MR. RIVKIN: Your point is very well taken. I believe you supported it very well in terms of the fact that it is a brighter color for sure. Your colleague had mentioned that over time things start to get soil cover or for whatever reason, you know, sun exposure, where it does start to degrade a bit. I'm not sure how long that would take, but do you think that after a period of a few months it may be at a level that may not be as bright as you are concerned about?

THE CHAIRPERSON: I don't think we're in a place to guesstimate that, really. I don't think that that's -- again, I just don't want this to be -- even if it's for three months or whatever -- the color that's there. I just think it's inappropriate for a, you

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

know, little village street front place. It's not Central Avenue. It's not a mall. I think that this color would be very tasteful.

MR. RIVKIN: Okay. As I said before, you know, the sage is an acceptable fallback option for us. It's not representative completely of our brand color, but it certainly is something that I think we could work with. I appreciate your consideration of the sage as well, so thank you for that.

THE CHAIRPERSON: As far as the white, guys, are you more just into the bright white, or keeping it the bright white with the sage?

MR. LUCA: With the sage, the white, the OC-151.

THE CHAIRPERSON: The OC-151.

MR. LUCA: Yes, I think that's the number.

MR. RIVKIN: Is that the sample that I gave you?

MR. LUCA: The whiter white.

THE CHAIRPERSON: That's the whitest of them. I'll give you these two. I'll just leave them here for now. So that will be the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

colors. Actually, you know what, let me just read them into the minutes, and then we'll give them to you later. Okay.

Is there anyone here -- because we left the public meeting open -- is there anyone here who wants to talk about this? No. Okay.

So I would like to make a motion to close the public meeting for Application -- I'm sorry, I don't have -- 23-13.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All favor.

(AYE)

THE CHAIRPERSON: Then I would like to make a motion to pass this application along to the Planning Board with the recommendation of approval of the colors number 458, Sage Tint for the green portion of the facade, and the color OC-151 for the white.

MR. GARCIA-BOU: For the trim.

THE CHAIRPERSON: For the trim and the rest of wherever the white is in the building.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

THE CHAIRPERSON: Alrighty. Thank you very much.

MR. RIVKIN: Great. Thank you.

MR. MCINTYRE: Good luck with your business.

MR. RIVKIN: I really appreciate that. Thank you.

THE CHAIRPERSON: Do you want to like just circle it or something?

MR. MCINTYRE: When are you looking to be open?

MR. RIVKIN: We hope to have the offices open in July.

THE CHAIRPERSON: You can set yourself up, next guy. Sorry.

MR. MCINTYRE: July?

MR. RIVKIN: Hopefully in July. Retail by August.

THE CHAIRPERSON: Put that on this pile.

MR. MCINTYRE: Good. Good luck.

MR. RIVKIN: Have a good night.

THE CHAIRPERSON: Good evening. Next up on our agenda is Application 23-49, for 120

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 Lake Shore Drive.

2 MR. CAMPANA: Good evening, Chair,
3 members of the board, Louis Campana, architect
4 of record for the applicant. 120 Lake Shore
5 Drive is a property situated in the R-15 zone.
6 It's a corner lot. The house that exists
7 currently is a one story house comprised of
8 asphalt roofing, yellow aluminum siding, and
9 red brick veneer.

10 What we're proposing is to remove all
11 of the existing finishes and windows from the
12 structure, while salvaging the first floor
13 exterior walls and also foundation. We do have
14 a projection increasing the footprint towards
15 the front of the house, and in front of that we
16 have a new veranda, which would be comprised of
17 stone with steps that would cascade down to the
18 driveway area. The site does slope up quite
19 drastically from the south to the north, hence
20 the steps that are located at the front corner.
21 We also did acquire a zoning variance from the
22 ZBA a couple of months ago for the front corner
23 of the house and the new protection. It's a
24 minor 14 inches, but we were granted a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 variance.

2 We'll also be constructing a second
3 story on top of the first floor as well. There
4 is an existing pressure treated deck, which
5 will be reconstructed during this phase of work
6 as well. We're also proposing the AC
7 condensers, two condensers, which would be
8 located on the backside of the house below the
9 deck. There's a walkout basement, so there's
10 plenty of clearance.

11 In terms of the materials, we'll be
12 using Andersen E Series windows. We have an
13 EIFS stucco veneer. We'll have three inches of
14 insulation behind the stucco finish, which
15 would create nice deep jambs at the windows,
16 create some depth. We did have a change in
17 color for the stucco. Where it was Dove Gray,
18 we're actually going to changing that to
19 Canvas. I have that here, so you can take a
20 look at it.

21 THE CHAIRPERSON: So that's the main
22 color?

23 MR. CAMPANA: Yes. That would be the
24 color of the stucco. We'll also have a dark

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 gray standing seam aluminum roof, white K style
2 gutters and leaders, and all the trim will be
3 composed of Boral, which is a cementitious trim
4 material which doesn't rot. It's similar to
5 AZEK, but it's not PVC. It's more of a
6 cementitious material with a wood fiber. That
7 would be white. I believe I wrote it on the
8 top of that sample. It's OC-152.

9 MR. LUCA: Super White.

10 MR. CAMPANA: Yes, Super White.

11 THE CHAIRPERSON: So is that more of
12 like a HardiePlank kind of material?

13 MR. CAMPANA: I guess it's similar to
14 Hardie, but it's meant to be painted. Hardie
15 can be shipped primed and then painted in the
16 field. Usually when clients do go with Hardie
17 Board, they go with a pre-finished one.

18 I'll go to the elevations, but we'll
19 have fieldstone veneer along the piers and wall
20 in front of the front facade. All the flat
21 work will be Thermal Bluestone and copings will
22 be two inch square flamed edges. Same thing
23 with treads, they'll be the two inch thickness
24 with square flamed edges. Oh, and the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 railings. The balcony railings will be black
2 iron with square and rectilinear profiles.

3 This is the front elevation. We have
4 the first floor addition here for the kitchen,
5 to give the kitchen more space. We're also
6 creating a two story element above the
7 entrance, which will have a rusticated base,
8 which is basically the same thing or
9 application as the EIFS, but the insulation
10 takes on a different shape to give it the
11 reveals, or the grooves I should say.

12 The light fixtures will be -- I have
13 it on the material list here -- the Devaux
14 square scone from Restoration Hardware, and
15 those are shown throughout the exterior
16 elevations as well. More specifically, around
17 all of the patio doors, the front entry, here
18 again on the patio door, and then along the
19 garage as well.

20 We have the back of the house and the
21 north elevation. So we have a series of
22 balconies along the rear of the house with the
23 balcony -- I apologize, sorry, the black iron
24 railings. This is the reconstructed pressure

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 treated deck in the rear. Then along the north
2 side, you see we have a window well -- which I
3 forgot to mention on the site plan -- but the
4 window well will also have a guardrail for fall
5 protection. The decorative brackets that you
6 would see along the elevations, those would
7 also be constructed out of the stucco EIFS
8 system.

9 Any questions?

10 THE CHAIRPERSON: Yes. Before you
11 mentioned something about the thickness of the
12 insulation and the window application.

13 MR. CAMPANA: Yes.

14 THE CHAIRPERSON: Is it meant to look
15 like a masonry --

16 MR. CAMPANA: That's the effect that
17 we're trying to accomplish. So the stucco
18 veneer will role into the window frame. So the
19 windows would be set back that three inches
20 from the facade.

21 THE CHAIRPERSON: So kind of like the
22 brick house next door, in that same --

23 MR. CAMPANA: Yes. Yes. Exactly.

24 THE CHAIRPERSON: Okay.

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/1/2023

1 MR. LUCA: What color are the windows?

2 MR. CAMPANA: White.

3 THE CHAIRPERSON: White.

4 MR. LUCA: What about the decking
5 itself? You said pressure treated; is the
6 decking itself pressure treated?

7 MR. CAMPANA: Yes. The deck is
8 existing. Apparently, there was a very big to
9 do about the deck. Some variances required.
10 I'm not sure why.

11 THE CHAIRPERSON: So you're just
12 keeping it there?

13 MR. CAMPANA: We're just keeping it,
14 yes. I mean, it's going to have to be
15 temporarily shored up and detached from the
16 house so they can put a ledger in, and then
17 reconnect, but, yes.

18 THE CHAIRPERSON: On the front facade,
19 the details --

20 MS. NEMECEK: The corbels.

21 THE CHAIRPERSON: Are they corbels?
22 Do they come out quite far, or are they just
23 kind of like --

24 MR. CAMPANA: You can see it

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/1/2023

1 actually --

2 THE CHAIRPERSON: Is there a side view
3 somewhere?

4 MR. CAMPANA: -- The side elevation --
5 the north side elevation. You can see how
6 they -- they're just -- it's just a simple
7 texture beneath the cantilevered portions of
8 the second floor and the balconies.

9 THE CHAIRPERSON: The depth is not
10 that much different than the width really, kind
11 of?

12 MR. CAMPANA: Right. They project, I
13 believe -- I don't have the dimension here, but
14 I believe they're about 12 to 14 inches.

15 THE CHAIRPERSON: That would be out of
16 that material, the cementitious --

17 MR. CAMPANA: That would be -- well,
18 it would be constructed out of the insulation,
19 and then it would be stuccoed. So it will
20 blend with the walls, just give the color a bit
21 of texture as opposed to changing the material.

22 MR. LUCA: And the board above that is
23 Boral?

24 MR. CAMPANA: Yes.

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/1/2023

1 THE CHAIRPERSON: Looking at the
2 street-scape, it's really not significantly
3 drastic, different from the other two homes
4 beside it; correct?

5 MR. CAMPANA: Right. It is smaller,
6 definitely, because we are sticking with that
7 same footprint. I'm sure we are all familiar
8 with the Lake Isle Estates. It's rather an
9 eclectic ensemble of architectural styles, to
10 say the least. This house right here is
11 actually -- if I go back to the site plan --
12 it's around the corner. This property juts way
13 far out. So the two neighboring properties are
14 sort of -- you can't really see them from the
15 front of this house. Then one of them is
16 across the street. I believe it was this one
17 here, which is across the street.

18 THE CHAIRPERSON: Okay. So that's not
19 like a --

20 MR. MCINTYRE: Street-scape, no.

21 MR. CAMPANA: It's very difficult to
22 do a street-scape with the house situated --

23 THE CHAIRPERSON: The way it is. The
24 way it's situated on the property.

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 6/1/2023

MR. CAMPANA: And there's quite a bit of grade change as well.

MR. MCINTYRE: It's really only 3500 square feet. It's a big house, but it presents bigger than it is.

MR. CAMPANA: I think it has to do with the detailing. You would expect that type of detailing on a larger structure for sure.

MR. MCINTYRE: Yes. Again, I guess the question was asked about the deck, I guess the deck looks like it's a new build; right?

MR. CAMPANA: Yes, it does.

MR. MCINTYRE: But is it realistic to think that you're going to do all this work and keep that deck in its existing form.

MR. CAMPANA: If it cannot be saved, then we'll have to certainly come back with a new application. I do understand your point. Detaching and then reattaching may cause issues with --

MR. MCINTYRE: It looks pretty new, but, you know, listening to what you said, I'm just not sure how ideal it's going to be to maintain and save that.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

MR. GARCIA-BOU: Are they new garage doors?

MR. CAMPANA: Yes, new garage doors. Those would be white insulated vinyl garage doors.

THE CHAIRPERSON: Are you proposing a new railing on the deck to match the other railings, or it's going to just stay --

MR. CAMPANA: That will be the wood railing as it is today.

THE CHAIRPERSON: And the other railings will be --

MR. CAMPANA: The ones on the balconies and along the window well, those will be black iron.

MR. GARCIA-BOU: The existing AC unit will remain underneath the deck?

MR. CAMPANA: Yes, and we'll be adding one as well.

MR. GARCIA-BOU: Are they on the deck or underneath?

MR. CAMPANA: They're beneath the deck, yes.

THE CHAIRPERSON: On the east

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

elevation, you see the deck with the wood railing, and then the one at that same level, the same floor, is that railing -- it looks different. Do you know which one I'm talking about?

MR. CAMPANA: This?

THE CHAIRPERSON: Yes. Is that wooden also? It looks as thick as the wood and not as thin as the one above it. Is it just a rendering thing?

MR. CAMPANA: No. I think that just needs to be changed to reflect the iron railing.

THE CHAIRPERSON: Okay.

MR. CAMPANA: We can do that for the Planning Board meeting.

THE CHAIRPERSON: So then the one on the bottom has the corners like that, the one on the top does not or --

MR. CAMPANA: We would get rid of the piers in the corners and just do the balcony rail like everywhere else.

THE CHAIRPERSON: I don't think it needs it really.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

MR. MCINTYRE: So the foundation plan, A-200, the only thing that remains part of the existing home is just the basement plan; right? Like everything else, in essence, is brand new, new construction? The garage, the mechanical, room, the existing office.

MR. CAMPANA: So that's existing to be renovated, correct. The new footprint --

MR. MCINTYRE: The foundation in its current footprint, adding on on the, you know, front side, but everything from the top of the foundation wall up is -- is it new?

MR. CAMPANA: Essentially -- well, for the most part, it's going to end up being new just because of window placements and --

MR. MCINTYRE: Right. Like are you ripping everything -- like whatever -- because right now it's just a one story home, are you ripping everything down to the top of the foundation wall and re-framing it?

MR. CAMPANA: We'll probably end up keeping the studs, sistering the studs with a new, and putting new plates on top.

MR. MCINTYRE: Right. Okay. Because,

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

in essence, it's a brand new house.

MR. CAMPANA: It looks that way.

THE CHAIRPERSON: Well, it's an addition.

MR. CAMPANA: It is an addition, alteration.

THE CHAIRPERSON: And the roof is a standing seam roof?

MR. CAMPANA: Yes.

THE CHAIRPERSON: What's the color on that?

MR. CAMPANA: A dark gray. There's actually a house a few doors down on the north side of Lake Shore Drive that actually has the same roof that we're going to be using.

MR. GARCIA-BOU: It's lead coated copper?

MR. CAMPANA: It's similar, but the aluminum won't patina like the lead coated copper would. It would remain consistent.

MR. LUCA: It's 1/10th the price.

MR. CAMPANA: Exactly, yes.

MR. MCINTYRE: And you do say this stucco is Dove Gray, but it's this Canvas

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

color?

MR. CAMPANA: We made the change. The two things so far that we need to reflect to the Planning Board, if we're referred, is the stucco color and the balcony railing that we just discussed.

THE CHAIRPERSON: Are there any trees coming down on this property?

MR. CAMPANA: There are no trees proposed to come down.

THE CHAIRPERSON: Okay.

MR. CAMPANA: Yes. Because we are sticking with -- except for the front porch, we are sticking with the same footprint. But it is a corner lot, so the owner does have some work to do with landscaping to, you know, enhance the curb appeal of the property at least.

MR. MCINTYRE: I think, unfortunately, with the whole -- the trees, while the road to hell is paved with good intentions, you know, the resulting construction work, while it may not necessarily impact the tree as you see it, you know, a lot of the construction impacts the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

root ball and the roots, and subsequently, the trees are compromised.

MR. CAMPANA: Right. So the one tree that sits actually very close to the house -- there's a couple in the back, obviously, near the deck. These are overgrown and they're not in great shape at all, the ones near the deck in the rear. But the one in the front, that would in the footprint of the --

THE CHAIRPERSON: The new addition. So that has to come down.

MR. CAMPANA: That one would come down, correct, the one in the front. I was thinking you were asking about around the property, not necessarily what's being directly impacted.

THE CHAIRPERSON: Anything on the property. If any of the trees on the property are going to have to come down. Are any of them oak trees, do you know?

MR. CAMPANA: I'm not sure. They look to be evergreen.

THE CHAIRPERSON: If you have oak trees, you can be guaranteed a hammer toned

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

roof in a few years, speaking from experience.

MR. CAMPANA: Understood.

THE CHAIRPERSON: Which is fine.

MR. CAMPANA: You can see some of these evergreens that are up close to the house, ideally those would come down just because of the shear age, and they're unkept at the moment.

MR. MCINTYRE: The one right there at the corner of the deck.

THE CHAIRPERSON: So being that this is technically a renovation addition, I don't think you're required to do a landscape plan.

MR. CAMPANA: Right. We would have had one if we needed it.

THE CHAIRPERSON: I'm sorry.

MR. CAMPANA: We would have had one put together if we needed it.

THE CHAIRPERSON: But I think it may be helpful for the Planning Board, being that it is the corner property and there's a lot going on. I think it's -- I can't require you to do that, but I would suggest if you can. They're going to need it anyway after all this

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 is said and done. It's a major thing. It
2 would be really helpful to just have something
3 to go by.

4 MR. CAMPANA: I have one request.
5 Could it potentially be a condition of the
6 building permit, only because we're coming up
7 to a two month --

8 THE CHAIRPERSON: I mean, no. I don't
9 think --

10 MR. CAMPANA: No?

11 THE CHAIRPERSON: Especially not if
12 it's absolutely not required, they can't do
13 that. The Planning Board is in, what, two
14 weeks?

15 MR. HERBERT: Yes. It's a little
16 early this month.

17 THE CHAIRPERSON: That's just my
18 suggestion, that if you could do that, that
19 would be really nice.

20 MR. CAMPANA: Okay.

21 THE CHAIRPERSON: It would be helpful
22 and it would be --

23 MS. NEMECEK: Well, whatever trees
24 you're going to protect, you should be six

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 inches of wood chips with plywood and mats and
2 a wood tree guard around it. The conifers, the
3 evergreens won't survive. They're very --
4 they're too close to the house, and they have
5 very shallow root systems. That's why you see
6 sometimes when we have real wind storms, you
7 see them just flip over because their roots are
8 wide but very shallow. If you want to save
9 more hardwood trees that are deciduous, like
10 maples and elms and oaks or whatever you have,
11 I would suggest you put six inches of wood
12 chips with plywood mats around what they call
13 the critical root zone -- determine that -- and
14 then put a wooden tree guard. Just so the
15 equipment doesn't ding it.

16 MR. CAMPANA: Of course.

17 MS. NEMECEK: If you want to keep it.
18 Whatever you want to keep.

19 MR. CAMPANA: I think the site
20 development plan, what I'll have the civil
21 engineer do is do a tree protection plan
22 showing the details for the fencing around and
23 also the mulch, six inches.

24 MS. NEMECEK: Yes.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 THE CHAIRPERSON: Does anyone have any
2 other questions about the materials or anything
3 else?

4 (No questions or comments.)

5 THE CHAIRPERSON: So then I think we
6 need to make a motion to open up Application
7 22-49 to the public.

8 MR. MCINTYRE: Second.

9 THE CHAIRPERSON: All in favor.

10 (AYE)

11 THE CHAIRPERSON: I doubt there's
12 anybody here because there's nobody that I can
13 see visible.

14 I would like to make a motion to close
15 the public hearing for Application 22-49.

16 MR. GARCIA-BOU: Second.

17 THE CHAIRPERSON: All in favor.

18 (AYE)

19 THE CHAIRPERSON: Then I would like to
20 make a motion to advance Application 22-49 to
21 the Planning Board with a recommendation for
22 approval and a request for a landscape plan, if
23 possible.

24 MS. NEMECEK: And tree protection

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

1 plan.

2 THE CHAIRPERSON: Yes, and tree
3 protection plan.

4 MR. CAMPANA: Okay. Thank you.

5 THE CHAIRPERSON: I would like to make
6 a motion to close the ARB meeting for June 1st,
7 2023.

8 MS. NEMECEK: Second.

9 THE CHAIRPERSON: All in favor.

10 (AYE)

11 THE CHAIRPERSON: Thank you very much,
12 and good night, Eastchester.

13 (Meeting adjourned.)

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023
C E R T I F I C A T I O N

1
2
3

4 STATE OF NEW YORK)
) SS.
5 COUNTY OF WEST CHESTER)

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 21st day of June, 2023.

22

23

Dina M. Morgan

24

DINA M. MORGAN
Court Reporter

25

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 6/1/2023

CORRECTION SHEET

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PAGE CORRECTION

DINA M. MORGAN, REPORTER