

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

. . . . . X

TRANSCRIPT OF  
THE TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
APRIL 2, 2015

. . . . . X

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
CARLOS GARCIA-BOU, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
JAY KING, BUILDING INSPECTOR  
GARRETT BURGER, ASSISTANT PLANNER

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

DINA M. MORGAN, REPORTER

♀

1 EASTCHESTER ARB - 4/2/15  
2 THE CHAIRPERSON: Good evening,  
3 everyone. Welcome to the April 2nd, 2015,  
4 ARB meeting. We have a little bit of an  
5 unusual situation tonight in that we only  
6 have two members of the Board here for a  
7 variety of reasons, but we will proceed with  
8 the meeting a little bit more informally. We  
9 didn't want to keep anybody back from going  
10 forward to the Planning Board just because of  
11 the lack of the other members tonight. So  
12 we'll proceed in a work session kind manner,  
13 but still we will have the meeting tonight  
14 and we don't want to hold anybody back.

15 MS. UHLE: And there is still the  
16 opportunity for public comment, and then when  
17 and if the applications are referred to the  
18 Planning Board, those will be public hearings  
19 and still the opportunity for public comment  
20 at those meetings as well.

21 THE CHAIRPERSON: First off, Pledge  
22 of Allegiance, please.

23 (Whereupon the Pledge of Allegiance  
24 was said.)

25 THE CHAIRPERSON: Roll call,

DINA M. MORGAN, REPORTER

♀

3

1 EASTCHESTER ARB - 4/2/15

2 Margaret.

3 MS. UHLE: Enda McIntyre was not able  
4 to make the meeting. Jennifer Nemecek was  
5 not able to make the meeting. Maria Bonasia  
6 also was not able to make the meeting this  
7 evening. So we have Carlos Garcia-Bou.

8 MR. GARCIA-BOU: Here.

9 MS. UHLE: And Laura Raffiani.

10 THE CHAIRPERSON: Present. All  
11 right. Because of the lack of the other  
12 members, we won't be approving the minutes  
13 from the last meeting.

14 First up we have old business,  
15 Application 15-09, 18 Interlaken. Welcome  
16 back. Hello again.

17 MR. WILE: Good evening. I'm Arnold  
18 Wile, continuing from our last meeting. At  
19 the last meeting, there were some items that  
20 were requested by the Board, and I hope that  
21 we fulfilled those.

22 First, here is a plot plan at a  
23 larger scale so you could see what we're  
24 doing. This shows a great deal of pavement  
25 that we're eliminating.

DINA M. MORGAN, REPORTER

♀

4

1 EASTCHESTER ARB - 4/2/15

2 THE CHAIRPERSON: Could you grab the  
3 mic with you?

4 MR. WILE: Thank you.  
Page 3

5 THE CHAIRPERSON: Thank you.

6 MR. WILE: This is the existing plot  
7 plan, and it shows pavement, most of which  
8 we're eliminating, and the net result of that  
9 is that there will be less total lot coverage  
10 after the addition is built. So this is the  
11 addition and here the dotted line shows all  
12 of the eliminated pavement. I think you have  
13 smaller copies of this, but one of the things  
14 that we talked about last time was a  
15 photographic --

16 THE CHAIRPERSON: The montage.

17 MR. WILE: -- montage showing the  
18 relative sizes and the relationship of the  
19 house to the existing and I put this. I  
20 don't know if it's visible?

21 THE CHAIRPERSON: Yes. Very good  
22 illustration.

23 MR. WILE: That shows the addition.  
24 This addition, as you can see from the plan,  
25 we're extending the existing roof and

DINA M. MORGAN, REPORTER

♀

5

1 EASTCHESTER ARB - 4/2/15  
2 everything is matching. The slate there is a  
3 common Pennsylvania slate and it's no problem  
4 at all. The reason we have two bricks  
5 instead of one is because in your documents  
6 you'll see there's a photograph of the brick

7 and there is a variation of color as there is  
8 in the bricks that you have in front of you.

9 Another issue that came up at the  
10 previous meeting was the roof of the  
11 entrance. Although this is completely  
12 separate from the addition that we're  
13 building, we did add something which would  
14 make the eye come to it more quickly.

15 THE CHAIRPERSON: I think that that  
16 photo montage is a big help, and it really  
17 helps to see it in that perspective where you  
18 could see what's going on on the rest of the  
19 block and you could see, you know, what it  
20 adds to it in comparison to the sizes of the  
21 homes in the area. I think it fits in nicely  
22 and it's balanced. It has a balance to it.

23 MR. WILE: Thank you.

24 MR. GARCIA-BOU: What you did to the  
25 front of the entrance actually brings the

DINA M. MORGAN, REPORTER

♀

6

1 EASTCHESTER ARB - 4/2/15  
2 whole house together, by the way.

3 MR. WILE: Thank you.

4 MR. GARCIA-BOU: I like that. The  
5 only thing I'm concerned about is the slate  
6 roof. Do you have this material already that  
7 you could get to match the existing?

8 MR. WILE: Yes. This is Pennsylvania  
Page 5

9 slate. I've done it many, many times. It's  
10 no problem at all.

11 MR. GARCIA-BOU: And the brick, you  
12 don't have any problem matching the brick?

13 MR. WILE: Correct. Also, I might  
14 mention if you look at the photograph, you'll  
15 see that's a rather interesting -- it's more  
16 than the brick, it's the way that the --

17 THE CHAIRPERSON: Mix?

18 MR. WILE: Exactly. That could be  
19 copied as well.

20 MR. GARCIA-BOU: Okay.

21 THE CHAIRPERSON: The other thing is  
22 that there is that white trim that kind of  
23 separates it, so you're not going one butt up  
24 against the other, the brick, from the old  
25 and the new; correct? There is a bit of trim

DINA M. MORGAN, REPORTER

♀

7

1 EASTCHESTER ARB - 4/2/15

2 that kind of separates it?

3 MR. WILE: Yes. Yes, that's correct.

4 THE CHAIRPERSON: That's always a  
5 help, and the shadow from the trim and  
6 everything, you know, it definitely kind of  
7 breaks it up and makes it a little easier to  
8 transition from one to the other.

9 MR. WILE: Yes.

10 THE CHAIRPERSON: So, Margaret, were  
Page 6

11 there any other questions?

12 MS. UHLE: In the meeting notes I  
13 listed what you had requested that the  
14 applicant submit, and I do think they were  
15 extremely responsive.

16 MR. WILE: The other thing that I  
17 didn't mention that in your packet you'll  
18 find, there was a discussion about the door  
19 to the garage and also the choice of the  
20 light fixtures, and we included photographs  
21 of those.

22 THE CHAIRPERSON: They're included.  
23 Okay. Well, I think the whole plan, the  
24 scale of the plan is much more legible and  
25 the presentation is much better, and the fix

DINA M. MORGAN, REPORTER

♀

8

1 EASTCHESTER ARB - 4/2/15  
2 on the entrance I think kind of ties it in.

3 MR. WILE: Thank you.

4 THE CHAIRPERSON: I'm much more  
5 pleased about sending this along to the  
6 Planning Board.

7 We didn't close the public meeting,  
8 so if there is anyone from the audience that  
9 would like to get up and speak about this  
10 application.

11 (No comments.)

12 THE CHAIRPERSON: I make a motion to  
Page 7

13 close the public meeting for Application  
14 15-09.

15 MR. GARCIA-BOU: Second.

16 THE CHAIRPERSON: All in favor.  
17 (All aye.)

18 THE CHAIRPERSON: So then --

19 MS. UHLE: So you will expect to be  
20 on the next Planning Board agenda, and the  
21 submission process is almost exactly the  
22 same. If you have any questions about that,  
23 you can give me a call.

24 MR. WILE: Okay. Thank you. Good  
25 night.

DINA M. MORGAN, REPORTER

♀

9

1 EASTCHESTER ARB - 4/2/15

2 THE CHAIRPERSON: Next up we have --  
3 Margaret, being that it is a work session, do  
4 we make a motion to move it along to the  
5 Planning Board or recommend to the Planning  
6 Board that --

7 MS. UHLE: That it's approved as  
8 submitted. You can basically do it the same  
9 way.

10 THE CHAIRPERSON: Okay. Next up  
11 15-07, 7 Hunter Drive.

12 MR. IANNICITO: Good evening. My  
13 name is John Iannicito. I'm an architect and  
14 I'm representing Mr. and Mrs. Mike Provenzale



15 this evening, the owners of the subject  
16 property. We're proposing additions and  
17 alterations to the existing structure located  
18 at 7 Hunter Drive.

19 The proposed scope of work will  
20 include a two story addition at the front of  
21 the existing residence, a second story  
22 addition over the existing footprint, new bay  
23 windows at the front and rear of the existing  
24 residence, construction of a covered portico  
25 or a roofed portico over the existing patio,

DINA M. MORGAN, REPORTER

†

10

1 EASTCHESTER ARB - 4/2/15  
2 construction of an in-ground swimming pool,  
3 and facade alterations.

4 This application was presented to the  
5 Zoning Board and the following variances were  
6 granted on March 10th, 2015: The first was  
7 for the total gross floor area, the second  
8 was for the total impervious surface  
9 coverage, and third was for the side and rear  
10 setbacks to the pool equipment, which the  
11 pool equipment is sitting in the rear corner  
12 here.

13 I'll show you the floor plans really  
14 quick. On the first floor, this is the  
15 addition at the front of the existing  
16 residence, which will contain a new living

17 room, new powder room, expansion of the  
18 existing foyer, and a new entry porch. Then  
19 interior alterations where the existing  
20 living room will now become the dining room  
21 and the existing dining room will become part  
22 of the kitchen/family room space. This is  
23 the addition of the covered or the roof  
24 portico area over the existing patio.

25 On the second floor, in three of the

DINA M. MORGAN, REPORTER

♀

11

1 EASTCHESTER ARB - 4/2/15  
2 existing bedrooms we will add new bay  
3 windows; two at the front and one at the  
4 rear, and then the addition above the  
5 existing footprint will contain the master  
6 suite, which will include a master bedroom,  
7 bathroom, two closets, and a sitting room.  
8 This is the front elevation with the  
9 two story addition and the addition over the  
10 existing footprint, along with the two bay  
11 windows in the existing bedrooms. On the  
12 right side, the two story addition and the  
13 addition above the existing footprint. At  
14 the rear, here is the addition above the  
15 existing footprint and the new bay window at  
16 the rear bedroom with the covered pergola and  
17 the covered pergola's side elevation here,  
18 and we're also removing and replacing the

19 existing garage door with a new overhead  
20 door.

21 On the facade materials, we are  
22 removing the existing brick veneer and  
23 replacing it with a new stone veneer, and  
24 removing all the existing vertical siding and  
25 replacing it with the new HardiePlank Lap

DINA M. MORGAN, REPORTER

♀

12

1 EASTCHESTER ARB - 4/2/15  
2 siding. I put this drawing together with the  
3 exterior materials. Here's a drawing of the  
4 existing elevation and the proposed. On the  
5 proposed exterior materials, we will have  
6 HardiePlank Lap siding in a Navaho beige  
7 finish. The stone veneer will be an old  
8 country stone finish supplied by New England  
9 Stone. The roof surfaces will be asphalt  
10 over the main portion of the roof in a  
11 weathered wood finish, and then copper over  
12 the front bay window and the front entrance  
13 porch. The windows will be vinyl clad in a  
14 white finish, trim board will be painted AZEK  
15 in a white finish, the gutters will be  
16 aluminum in a white finish, and the front  
17 door will be a stained wood.

18 Thank you for your time and happy to  
19 answer any questions you may have.

20 THE CHAIRPERSON: Go ahead, Carlos.  
Page 11

21 MR. GARCIA-BOU: The only comment I  
22 have is: Where you have the oval window, I  
23 believe that's a bathroom there.

24 MR. IANNICITO: The powder room,  
25 correct.

DINA M. MORGAN, REPORTER

†

13

1 EASTCHESTER ARB - 4/2/15

2 MR. GARCIA-BOU: It's taking away  
3 from the stone main addition. If you reduce  
4 your stone at that location and just make it  
5 as a wainscoting like you have on the other  
6 side continuing across --

7 MR. IANNICITO: This area here?  
8 (Indicating.)

9 MR. GARCIA-BOU: Yes, and just  
10 continue the wainscoting across.

11 THE CHAIRPERSON: The water table.

12 MR. GARCIA-BOU: The water table.

13 MR. IANNICITO: Stone just here and  
14 continue HardiePI ank?

15 (Indicating.)

16 MR. GARCIA-BOU: Yes.

17 MR. IANNICITO: We looked at that  
18 version also. I think when we looked at it,  
19 we didn't just want to have this tall element  
20 in stone. This was going to be just a  
21 shorter piece under the copper roof, wrapping  
22 the corner, and then extending into the

23 entrance, and we thought extending the stone  
24 into that entrance would give you a better  
25 presence of the stone as you're approaching

DINA M. MORGAN, REPORTER

♀

14

1 EASTCHESTER ARB - 4/2/15  
2 the house rather than just being this one  
3 tower. This is only a one story space and  
4 then it will wrap the corner and head into  
5 the porch area. I think having the stone  
6 around the oval window is a nice feature and  
7 it kind of makes the entrance a special piece  
8 on the facade.

9 MR. GARCIA-BOU: The bay window, that  
10 material on top of that, what's that?

11 MR. IANNICITO: This is copper.  
12 Standing seam copper to match the standing  
13 seam copper over the one-story space of the  
14 front porch.

15 MR. GARCIA-BOU: Okay. The capping  
16 on the stone on the other side, what is that  
17 material?

18 MR. IANNICITO: A blue stone.

19 MR. GARCIA-BOU: Blue stone?

20 MR. IANNICITO: Yes.

21 MR. GARCIA-BOU: And the steps are  
22 also going to be --

23 MR. IANNICITO: The steps will have a  
24 stone riser, blue stone trim.

25 MR. GARCIA-BOU: Okay.

DINA M. MORGAN, REPORTER

15

♀

1 EASTCHESTER ARB - 4/2/15  
2 THE CHAIRPERSON: The front elevation  
3 is a little difficult to read because there  
4 are a lot of levels front and back and also  
5 up and down. I don't know if it's easy for  
6 you to do it, to make a 3D of it for the  
7 Planning Board, but I think it would be  
8 really helpful just to kind of get that feel  
9 of it.

10 MR. IANNICITO: This mass here is the  
11 closest to the street, and then this steps  
12 back, this steps back again, and then that  
13 steps further back.

14 (Indicating.)

15 THE CHAIRPERSON: There is a lot of  
16 play in there that you're not really seeing.

17 MR. IANNICITO: You're not seeing it  
18 on the flat, yes.

19 THE CHAIRPERSON: If you could that,  
20 that would be helpful. I don't know if it's  
21 required for you to have the existing  
22 overlaid on there, because it's kind of  
23 messing it up as well. Maybe you could  
24 lighten that up, those lines.

25 MR. IANNICITO: On this elevation?

DINA M. MORGAN, REPORTER

16

1 EASTCHESTER ARB - 4/2/15  
2 THE CHAIRPERSON: Yes.  
3 MR. IANNICITO: Here I did show the  
4 existing, but I took it off of this one. I  
5 don't need to have it on this.  
6 THE CHAIRPERSON: The one that goes  
7 to the Planning Board.  
8 MR. IANNICITO: I could easily put a  
9 smaller version of the existing next to the  
10 new so they could see it together on the same  
11 sheet. I don't think that would be a  
12 problem.  
13 THE CHAIRPERSON: I think that would  
14 help just to be able to read it. Then on  
15 your materials you're going to do on the  
16 roof --  
17 MR. IANNICITO: Weathered wood. I  
18 think it's the second one.  
19 MR. GARCIA-BOU: What wood did you  
20 say?  
21 MR. IANNICITO: Weathered wood. It  
22 has a little bit of the brown in it to pick  
23 up on some of the rust colors of the stone  
24 and the copper.  
25 MR. GARCIA-BOU: Your entry door

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/2/15

2 finish is?

3 MR. IANNICITO: It would be a stained  
4 wood. The garage door is going to be a white  
5 painted. The garage door is on the side, but  
6 you do see it as you approach the house  
7 from I think that's Dell. I don't know what  
8 the name of the road is on that side coming  
9 up Hunter. It might be.

10 THE CHAIRPERSON: With relationship  
11 to the other homes in the area, I know you  
12 sent pictures of it. So this address is --

13 MR. IANNICITO: 7.

14 THE CHAIRPERSON: 7. So which is to  
15 the left and right of 7?

16 MR. IANNICITO: I think 11 is the one  
17 right next to it. It's got a two-story  
18 space. I think it's 11.

19 THE CHAIRPERSON: Right. Okay.  
20 Hunter. Got it. 11 Hunter is on one side  
21 and then maybe 15?

22 MR. IANNICITO: So 11, and then the  
23 other one is actually on the corner. This is  
24 one house in from the corner. The other one  
25 would be on Wildwood. I only included the

DINA M. MORGAN, REPORTER



1  
2 photos of the houses on Hunter. The one  
3 that's right next door closer to -- actually  
4 it's Wildwood that cross street. It actually  
5 fronts Wildwood, so you actually see the side  
6 of the house in relation to this one.

7 THE CHAIRPERSON: Is 22 the end of  
8 it?

9 MR. IANNICITO: 22 is further towards  
10 Country Club. 22, 26 are closer up the  
11 street towards Country Club.

12 THE CHAIRPERSON: So they're all  
13 fairly large homes.

14 MR. IANNICITO: I think a lot of the  
15 homes all started off as this style of a  
16 split or a ranch, and they've all had  
17 additions done over the years for those  
18 second story spaces.

19 THE CHAIRPERSON: There was no need  
20 for any -- oh, yes, you said just the pool  
21 equipment.

22 MR. IANNICITO: Also for floor area  
23 and coverage. We had two other variances.

24 THE CHAIRPERSON: Okay. The  
25 impervious surface, is a lot of that from the

DINA M. MORGAN, REPORTER

♀

19

1 EASTCHESTER ARB - 4/2/15  
2 pool ?

3 MR. IANNICITO: The pool deck really  
4 added, and they already had a patio out  
5 there. So the pool patio actually increased  
6 it and put it over the allowable.

7 THE CHAIRPERSON: All right. So  
8 Carlos, did you have any other comments or  
9 questions?

10 MR. GARCIA-BOU: No. Those were the  
11 only comments I had before.

12 THE CHAIRPERSON: Okay. So I would  
13 like to move to open Application 15-07 to a  
14 public hearing.

15 MR. GARCIA-BOU: Second.

16 THE CHAIRPERSON: Is anyone here to  
17 speak to this application.

18 (No comments.)

19 THE CHAIRPERSON: No. We will close  
20 that public hearing. Carlos.

21 MR. GARCIA-BOU: Second.

22 THE CHAIRPERSON: So then --

23 MS. UHLE: You refer it to the  
24 Planning Board. The comments you had were  
25 you recommended that the applicant prepare a

DINA M. MORGAN, REPORTER

♀

20

1 EASTCHESTER ARB - 4/2/15  
2 3D rendering for the Planning Board and you  
3 also recommended that they remove the image  
4 of the existing elevation from the proposed

5 front elevation on drawing A5.  
6 THE CHAIRPERSON: Yes, that was it.  
7 MR. IANNICITO: Thank you.  
8 THE CHAIRPERSON: Thank you. So off  
9 you go.  
10 MS. UHLE: Referring it to the  
11 Planning Board.  
12 THE CHAIRPERSON: Referring it to the  
13 Planning Board.  
14 Next up, Application 15-16, 24  
15 Warwick Avenue.  
16 MR. KURTH: Good evening. My name is  
17 Peter Kurth. I'm the architect for Mr. and  
18 Zao (Ph.). They couldn't be here tonight,  
19 they wanted to be here, but it's a school  
20 holiday week, I think they're away. This is  
21 the first time we've been before the Board,  
22 and we would like to introduce the project to  
23 you.  
24 The program consists of raising the  
25 roof to add a one-story addition to a part of

DINA M. MORGAN, REPORTER

♀

21

1 EASTCHESTER ARB - 4/2/15  
2 the house. The goal is to add a additional  
3 bedroom, bathroom, and a communal TV area for  
4 the children to play in. That area has no  
5 walls and doors, it's just an open alcove  
6 area. There is very little change to the

7 footprint of the building. The only change  
8 is a small portico that we added to the front  
9 of the house, which is actually the side of  
10 the house, to add some architectural  
11 interest. My staff has informed me that, I  
12 guess as a result of conversations with the  
13 town officials, that this elevation over here  
14 is actually the front elevation. It's the  
15 way the zoning works out. You could see most  
16 people call it the side of the house with the  
17 garage.

18 From eye level this is what you would  
19 see of the addition. You could see from this  
20 picture here, a picture of the side of the  
21 house. We're adding up in here. The side of  
22 the house, again which most people would  
23 consider the front of the house, that is this  
24 elevation here. You could see the Warwick  
25 Avenue existing facade, in my opinion, it's

DINA M. MORGAN, REPORTER

♀

22

1 EASTCHESTER ARB - 4/2/15  
2 kind of bleak with just a massive element  
3 roofing facing the road. Our goal  
4 architecturally was not only to add a little  
5 portico, but to create some interesting roof  
6 lines with some front gables to eliminate all  
7 of that massive roofing on that elevation.

8 All of the materials will -- it's

9 Anderson windows white. I wish I had a  
10 sample of it. The siding we propose  
11 HardiePlank to get the color exactly to match  
12 the existing. There is no plan of  
13 re-painting the whole house, so if we can't  
14 get the HardiePlank to match, we'll just  
15 paint it to match. All of the trim will be  
16 white AZEK. The intent is to really blend,  
17 enhance and make the house, in my opinion,  
18 more interesting.

19 THE CHAIRPERSON: Could you lift that  
20 plan up a little bit? Actually, for a second  
21 I thought the back was the front that we were  
22 looking at there. We're not able to see --

23 MR. KURTH: This gable goes front to  
24 back. This is the back of the house.

25 THE CHAIRPERSON: Right.

DINA M. MORGAN, REPORTER

♀

23

1 EASTCHESTER ARB - 4/2/15

2 MR. KURTH: This is the front, again  
3 which is actually the side based on zoning.  
4 That's the side that faces Warwick.

5 THE CHAIRPERSON: The front elevation  
6 with the --

7 MR. GARCIA-BOU: That's the side  
8 elevation.

9 THE CHAIRPERSON: The side, the  
10 Warwick side that looks like the front of the

11 house, if you could clip it up there somehow.

12 MS. UHLE: I think they're not able  
13 to see that lower elevation. If you could  
14 raise it up higher or even flip it over  
15 somehow.

16 MR. KURTH: Is that better?

17 THE CHAIRPERSON: It's really not  
18 great. Maybe you could just flip the pages  
19 over the top. Over the actual thing so it  
20 hangs higher. Garrett, maybe you could give  
21 him a hand. All right, much better.

22 I know this is an addition, but  
23 usually you see these kinds of things  
24 happening because of preexisting conditions  
25 and windows and whatever, but this looks a

DINA M. MORGAN, REPORTER

♀

24

1 EASTCHESTER ARB - 4/2/15  
2 little lopsided with that octagonal or  
3 hexagonal window. The little one and the one  
4 on the bottom there. It just doesn't look --  
5 I think -- I know there's rooms behind there  
6 to consider, but you still have pretty much  
7 of a clean slate here to work with to come up  
8 with this end result. It looks like that  
9 structure was there already, and it's not,  
10 you're making it new. So I think it needs  
11 some sort of re-fenestration or maybe  
12 something that gives it --

13 MS. UHLE: Are you talking  
14 specifically about that hexagonal window not  
15 being centered over the other window?

16 THE CHAIRPERSON: That and just the  
17 whole fenestration of that area. It looks  
18 kind of like things were added on and really  
19 technically that whole mass is new, right,  
20 that whole structure is all new?

21 MR. KURTH: From here over is  
22 existing, we're not doing anything, and this  
23 is where the addition starts. This is the  
24 new bedroom and this is the TV room.

25 MR. GARCIA-BOU: The two bottom

DINA M. MORGAN, REPORTER

♀

25

1 EASTCHESTER ARB - 4/2/15  
2 windows, are they existing windows?

3 MR. KURTH: These here are existing.  
4 (Indicating.)

5 MR. GARCIA-BOU: Those two are  
6 existing?

7 MR. KURTH: Yes. This is just a  
8 window we thought would enhance the gable.

9 THE CHAIRPERSON: That one I think is  
10 okay. It's the one on the --

11 MR. KURTH: This window here falls in  
12 the bathroom, and we had prior put additional  
13 windows, two windows, and nothing seemed to  
14 work as well in our opinion.

15 MR. GARCIA-BOU: If you had centered  
16 a smaller window to line up with the bottom  
17 window of the existing window there right  
18 above that, would that work?

19 MR. KURTH: It would -- it would --  
20 that's a good question.

21 MR. GARCIA-BOU: If you put it the  
22 same height as the other window, I think it  
23 brings it together.

24 MR. KURTH: Are you talking about  
25 like here? Like so?

DINA M. MORGAN, REPORTER

♀

26

1 EASTCHESTER ARB - 4/2/15

2 (Indicating.)

3 MR. GARCIA-BOU: Yes. You put the  
4 shutters on the side, which makes it look  
5 like it's a good size window, which makes it  
6 look more with the house.

7 MR. KURTH: Yes, I could see that.

8 THE CHAIRPERSON: It gives it a  
9 little bit more -- I know it's not symmetry,  
10 but a little more balance, I think.

11 MR. KURTH: I think it's a very valid  
12 point.

13 THE CHAIRPERSON: Other than that, I  
14 think that it's working.

15 MR. GARCIA-BOU: The material that  
16 you're using is matching existing?



17 MR. KURTH: To the T. Everything.

18 THE CHAIRPERSON: What is the current  
19 material that's being used there on that  
20 house?

21 MR. KURTH: I think it's painted  
22 wood, and they prefer the HardiePlank, which  
23 many people do today for maintenance free,  
24 but the color will be exactly the same,  
25 texture and color. So I would be happy to

DINA M. MORGAN, REPORTER

♀

27

1 EASTCHESTER ARB - 4/2/15

2 make that change.

3 MR. GARCIA-BOU: I mean, I like the  
4 entranceway, the right side elevation with  
5 the entrance. If you make that change, that  
6 brings it together.

7 MS. UHLE: With regard to the window,  
8 I just want to clarify, you're asking for  
9 more of a traditional window aligned over the  
10 existing window on the first floor?

11 THE CHAIRPERSON: Yes.

12 MR. KURTH: These three align?

13 MR. GARCIA-BOU: Correct.

14 THE CHAIRPERSON: Horizontally and  
15 those two vertical.

16 MR. KURTH: I just hope the window  
17 falls in the bathroom right. I have to make  
18 that work. I think we can do that.

19 THE CHAIRPERSON: I think it would be  
20 an improvement. Other than that --  
21 technically the address is on Warwick also,  
22 what looks like the front of the home; right?  
23 MS. UHLE: Yes. The only confusion  
24 is with corner lots you have to have a front  
25 yard which has to have a 30 foot setback. A

DINA M. MORGAN, REPORTER

†

28

1 EASTCHESTER ARB - 4/2/15  
2 lot of times on corner lots to get access for  
3 the driveway and everything, it make sense  
4 that your front door on a corner lot is not  
5 going to be on that 30 foot front yard  
6 setback, but for zoning compliance purposes  
7 you have to have one 30 foot yard, one 25  
8 foot, and two sides. So if you're on a  
9 corner, there is nothing in our law that says  
10 where the front door has to be. I think in  
11 just general conversation what's labeled as  
12 the right side elevation is really the front  
13 elevation, but they labeled their drawings  
14 just to be consistent with zoning.

15 THE CHAIRPERSON: Got it. All right.

16 MS. UHLE: Did you ask for any  
17 comments?

18 THE CHAIRPERSON: I would like to  
19 make a motion to open up Application 15-16,  
20 24 Warwick Avenue, to the public.

21 Anyone here for this application?  
22 (No comments.)  
23 THE CHAIRPERSON: No. So then we'll  
24 close that.  
25 MR. GARCIA-BOU: Second.

DI NA M. MORGAN, REPORTER

♀

29

1 EASTCHESTER ARB - 4/2/15  
2 THE CHAIRPERSON: You can move along  
3 to the Planning Board.  
4 MS. UHLE: With the recommendation  
5 that he realign and redesign that one window.  
6 MR. GARCIA-BOU: Correct.  
7 MR. KURTH: When is the Planning  
8 Board meeting.  
9 MS. UHLE: Give us one minute here.  
10 April 23rd.  
11 MR. KURTH: Thank you for your time.  
12 THE CHAIRPERSON: Thank you. Have a  
13 good night.  
14 Last but not least, 1 Corwood Road,  
15 Application 15-17. Good evening.  
16 MR. FINELLI: Good evening. My name  
17 is Michael Finelli. I'm the architect for  
18 the property owners, who are actually here  
19 with me tonight, Luigi Rogliano and Mike  
20 Luiso (Ph.). We are proposing a 4,970 square  
21 foot home on an unimproved lot on the corner  
22 of Corwood Road and California Road.

23 Actually, there was a discrepancy in my  
24 calculations on the plans that I submitted.  
25 Jay King and I actually went through it, and

DINA M. MORGAN, REPORTER

♀

30

1 EASTCHESTER ARB - 4/2/15  
2 he brought it to my attention. I originally  
3 had the house sized out at 4,696 square feet,  
4 but there were some deductions that I had  
5 made that he told me were not allowed to be  
6 made, and it was my oversight. So I actually  
7 fixed those, and I brought in those modified  
8 cover sheets just to make sure that was  
9 updated with everyone.

10 Moving on, basically we took our cues  
11 for the design for this house from basically  
12 the house directly across the street. It's a  
13 brick colonial with some Tudor-ish detailing  
14 as far as the gables with some brick  
15 timbering and stucco. We basically designed  
16 a brick colonial with a three car garage,  
17 which in Eastchester right now most houses  
18 are not built with three car garages, they're  
19 usually two cars, so we wanted to have that  
20 third car. We thought it added to the  
21 character of the home. Basically it's a four  
22 bedroom home, it's brick. The entire house  
23 is going to be brick. We're going to have  
24 AZEK trim. All of our gables have stucco and

25 O40215ARB.txt  
timbering detailed simply. We didn't want to

DINA M. MORGAN, REPORTER

31

♀

1 EASTCHESTER ARB - 4/2/15  
2 be too heavy handed with the detailing.  
3 As far as the front elevation goes,  
4 we added a lot of character to the house. We  
5 tried to keep it small. When I say "small,"  
6 I mean the scaling of it. We tried to shrink  
7 the scaling by adding gables, layered gables  
8 specifically with the cantilevered balconies  
9 or I should say the bay windows on the second  
10 floor. We're doing a nice portico, again  
11 trimmed out all new brick at the bottom with  
12 a blue stone cap, all AZEK trim columns. The  
13 roof is going to a three tab architectural  
14 asphalt shingled roof. It's going to be a  
15 charcoal color. I actually prepared a  
16 rendering. I had a Photoshop rendering and  
17 the computer crashed, so I had to throw this  
18 together. Hopefully it will explain  
19 coloring.  
20 Basically the color scheme is pretty  
21 simple. We're going with a traditional red  
22 brick. It's a General Shale. The stucco is  
23 going to be gray, so it's a lighter gray.  
24 The reason we picked this gray is it's going  
25 to match the border between the joints, so

♀

1 EASTCHESTER ARB - 4/2/15  
2 we'll tie everything together. The  
3 timbering, we're going with more of a  
4 tradition timbering. Rather than going dark,  
5 we're going to light. We're going to use  
6 AZEK. It's just a better material. It won't  
7 rot, warp, or chip. That's the plan. We're  
8 doing white Anderson windows 400 series.  
9 We're going to do, as I said, a black  
10 charcoal roof, which I have a sample here.  
11 This is the actual roof itself and that's the  
12 charcoal color right there. So it's a dark  
13 roof. The idea again is just keep it more  
14 traditional.

15 That's basically the presentation.  
16 I'm happy to answer question. If I want to  
17 walk through the plan, I could walk you  
18 through it as well, but I thought you would  
19 be more interested in the elevations and what  
20 it looks like from the outside. One of the  
21 questions I heard you ask one of previous  
22 applicants, if you look at the elevation, I  
23 have a mock up on either side of the front  
24 elevation showing four elevations, eve  
25 elevations and ridge elevations based on

♀

1 EASTCHESTER ARB - 4/2/15  
2 surveys. So those numbers are true to scale  
3 and that just kind of shows you a height  
4 differential between ours and theirs. Again,  
5 being we're on a corner, you're never going  
6 to get a straight on shot of both houses at  
7 the same time. The neighbors are 3 Corwood  
8 and 561 California Road. Just to give you an  
9 idea I have pictures and photographs of which  
10 neighbors are the most adjacent.

11 MR. GARCIA-BOU: Can I see the brick  
12 and the roof finish?

13 MR. FINELLI: Sure. Sure.

14 MR. GARCIA-BOU: This is the color,  
15 not this?

16 (Indicating.)

17 MR. FINELLI: Not this. I'm sorry, I  
18 tried to get a bigger sample. That's the  
19 brick. This is the finish. That's the  
20 stucco and that's the trim.

21 MR. GARCIA-BOU: Okay.

22 MR. FINELLI: If there is anything  
23 you want from a construction point of view,  
24 question you want answered, the owners can  
25 help you with that.

DI NA M. MORGAN, REPORTER

♀

2 THE CHAIRPERSON: So the finial on  
3 this -- is it a cap, that right there? That  
4 decorative sphere on top of the -- by the  
5 garage.

6 MR. FINELLI: The idea is to have a  
7 sphere -- that's my hope, to have a nice  
8 sphere sticking up there. The property kind  
9 of slopes. Based on the way it sits now, we  
10 don't want to do a lot of grading, so my hope  
11 and my thought was to extend a little fin  
12 wall which will, A, hide the fact that there  
13 are some stairs and a couple of steps up to a  
14 mudroom entrance beyond it at the house, but  
15 also allow us to grade a little bit more  
16 gently without having to literally cut that  
17 whole section back and drop it any further.  
18 Just kind of working with what's there.

19 MR. GARCIA-BOU: How far out does the  
20 two main come out?

21 MR. FINELLI: The garage?

22 THE CHAIRPERSON: The windows. The  
23 gable.

24 MR. FINELLI: 2 feet. The idea is to  
25 break up the facade, give us a little shadow

DINA M. MORGAN, REPORTER

♀

35

1 EASTCHESTER ARB - 4/2/15

2 line.

3 THE CHAIRPERSON: On the right side  
Page 32



4 elevation it says "12 inch overhang"; is that  
5 because -- I don't know why we're seeing it  
6 that way.

7 MR. GARCIA-BOU: Right on the bottom.

8 MR. FINELLI: I'm going to defer to  
9 the plan. I thought it was 2 feet. That's  
10 my typical overhang. No, I'm sorry, it is 1  
11 foot.

12 THE CHAIRPERSON: Okay.

13 MR. GARCIA-BOU: The garage you have  
14 fiberglass, why fiber glass garage doors? Is  
15 there going to be glass on top of that?

16 MR. FINELLI: There's going to be  
17 glass on top of it.

18 THE CHAIRPERSON: And the windows  
19 are?

20 MR. FINELLI: Anderson 400 Series.  
21 So they're going to be white vinyl. Again,  
22 the idea is to match the trim. The rendering  
23 doesn't show, but we actually have a stained  
24 front door. It's a mahogany stain.

25 THE CHAIRPERSON: So the windows are

DINA M. MORGAN, REPORTER

♀

36

1 EASTCHESTER ARB - 4/2/15

2 vinyl and the mullions --

3 MR. FINELLI: The mullions will be  
4 white as well to match.

5 THE CHAIRPERSON: But will they be  
Page 33

6           like --  
7                   MR. FINELLI: True divided light?  
8                   THE CHAIRPERSON: Yes, or simulated?  
9                   MR. FINELLI: Simulated. They will  
10           be snap in grills. That's just standard with  
11           a 400 series window.  
12                   THE CHAIRPERSON: Does that mean that  
13           they're on both sides or they're only on the  
14           exterior or interior?  
15                   MR. FINELLI: I believe they're only  
16           on the interior. They snap in.  
17                   (Discussion from the audience.)  
18                   MR. GARCIA-BOU: Going back to the  
19           roof, the roof finish that you have has  
20           different shades of black or --  
21                   MR. FINELLI: The charcoal has a  
22           little bit of a -- it's like a darker gray  
23           and a lighter gray. So it's not just a  
24           solid --  
25                   MR. GARCIA-BOU: That's what I'm

DINA M. MORGAN, REPORTER

♀

37

1                   EASTCHESTER ARB - 4/2/15  
2           sayi ng.  
3                   THE CHAIRPERSON: There is a  
4           variati on, but it's on the dark si de.  
5                   MR. FINELLI: Right, it's more on the  
6           dark si de.  
7                   THE CHAIRPERSON: Margaret, these

8 little pieces here with the ridge and  
9 whatever, is that acceptable as far as what  
10 we usual ask on a new construction?

11 MS. UHLE: I'm not getting your  
12 question.

13 THE CHAIRPERSON: Okay. Usually we  
14 ask for the --

15 MS. UHLE: Oh, yes. You know what I  
16 always say is, if you think you need  
17 something to better understand it, you can  
18 ask for it. I do understand here because  
19 it's a corner property you never see things  
20 like we did the previous one where they're  
21 all lined up. This is probably a harder one,  
22 so I think they're just trying to demonstrate  
23 that they fall within a general height range.

24 MR. FINELLI: I tried to demonstrate  
25 that our floors are on a very similar plane

DINA M. MORGAN, REPORTER

♀

38

1 EASTCHESTER ARB - 4/2/15  
2 as the floors adjacent to it, and the ridge  
3 we are two stories so we are going to be a  
4 little bit --

5 THE CHAIRPERSON: So then the one on  
6 the right is -- which is the corner, the one  
7 on the left?

8 MS. UHLE: The left, yes.

9 MR. FINELLI: The house to the right  
Page 35

10 I believe is 3 Corwood, and the house on the  
11 left is the one on California Road.

12 THE CHAIRPERSON: So the one on  
13 California Road you're not going to ever  
14 really see it, but the one on the right is --

15 MR. FINELLI: 3 Corwood. As I said,  
16 if you could look at 6 Corwood, that's the  
17 house directly across the street and that's  
18 kind of where we got our --

19 THE CHAIRPERSON: Inspiration.

20 MR. FINELLI: Inspiration for the  
21 house, yes.

22 THE CHAIRPERSON: That's also on the  
23 opposite corner; right?

24 MR. FINELLI: That's the second house  
25 over directly across from us. So it's one

DI NA M. MORGAN, REPORTER

♀

39

1 EASTCHESTER ARB - 4/2/15  
2 house in. It would be directly across, 3  
3 Corwood.

4 MR. GARCIA-BOU: The reason I keep  
5 asking about the roof is because I'm looking  
6 at the house and the roof color is totally  
7 different than what you're proposing. I  
8 mean, my recommendation would be to look at a  
9 different shade of that, because I think the  
10 brick color is not going to really work with  
11 that.

12 MR. FINELLI: I understand what  
13 you're saying, but we have actually done that  
14 combination. Actually, we just finished  
15 building a house on 95 Rose with the same  
16 color scheme, and it's looks really nice  
17 together, and that's why we're leaning toward  
18 it again because it came out so well.

19 MR. GARCIA-BOU: The reason why I'm  
20 asking is because it's a big roof area.

21 MR. FINELLI: I understand.

22 THE CHAIRPERSON: Number three is  
23 what it's going to be next to.

24 MR. FINELLI: They're actually the  
25 current property owners. They're selling

DINA M. MORGAN, REPORTER

♀

40

1 EASTCHESTER ARB - 4/2/15  
2 that lot to them.

3 THE CHAIRPERSON: All right. So  
4 let's open this application for a public  
5 hearing. I would like to open Application  
6 15-17, 1 Corwood Road, to the public. Anyone  
7 here?

8 Mr. DUBAK: Yes. Dennis Dubak, and  
9 I'm at 561 California Road. So I'm on the  
10 other side. I'm more concerned about  
11 understanding the rear of the house that will  
12 be showing us looking at my house, which you  
13 have not gone over, I don't believe. I'm

14 trying to understand the elevation from the  
15 top of the roof line I think to Corwood has  
16 to be no more than 30 feet, if I'm correct,  
17 from a zoning perspective. What does that do  
18 from the back of the house going on to a 10  
19 degree slant, going down 10 feet from Corwood  
20 down to my property line?

21 THE CHAIRPERSON: Margaret, maybe you  
22 can answer that?

23 MR. DUBAK: The other question is:  
24 The garage going to be on California Road?

25 MR. FINELLI: No.

DINA M. MORGAN, REPORTER

♀

41

1 EASTCHESTER ARB - 4/2/15

2 MS. UHLE: Could you show him the  
3 rear elevation? Can we look at that?

4 MR. FINELLI: Just to walk through  
5 the site plan, basically, as I said, we're  
6 trying not to disturb the existing grade  
7 almost at all. Anything that we excavate  
8 from the property is actually going to go in  
9 this back corner, which is probably closest  
10 to the adjacent homeowner. The idea is that  
11 we don't want to change it too much, but at  
12 the same time we were given some photographs  
13 and it does seem because the property slopes  
14 from front to back towards the property  
15 owner's side, there will be something that

16 we're going to have to do at that point to  
17 prevent any further water from going on the  
18 property. We do have a landscape architect  
19 on board and a civil engineer who is going to  
20 be looking at this specifically as far as any  
21 drainage issues to mitigate any additional  
22 water that might be going towards the  
23 neighbor's property, but right now the  
24 intention is to stay at least 10 feet away  
25 from the property line with any site grading

DINA M. MORGAN, REPORTER

♀

42

1 EASTCHESTER ARB - 4/2/15  
2 changes of any kind. So we're not going to  
3 get any closer than 10 feet to the property  
4 line as we're laying it out right now.  
5 Obviously our civil engineer and landscape  
6 architect will further look into that.  
7 As far as the rear elevation goes --  
8 if you will just give me a second let me just  
9 flip to it -- hopefully everyone at home  
10 could see this, but basically we spent some  
11 time detailing the rear of the house as well.  
12 The property is rather large, we're going to  
13 have a pretty big back yard, so we didn't  
14 want a flat facade, and the idea was to do a  
15 reverse gable, throw a nice big chimney on  
16 there. Again, the builders, the owners of  
17 the home are masons, so they're going to do a

18 very nice job with the brick. We can take  
19 you to other houses and show the work they're  
20 done in the past. We're also putting on this  
21 little walk-out porch. So we're spending a  
22 little bit of money in the back. What I mean  
23 by that is we're not just leaving it flat,  
24 like some homes, you know, you really don't  
25 see much detailing in the back, we're taking

DINA M. MORGAN, REPORTER

♀

43

1 EASTCHESTER ARB - 4/2/15  
2 it all the way around. Again, as you could  
3 see from the existing line here, we're trying  
4 to keep the property pretty much where it is.  
5 We are building up the grade a little bit in  
6 the back, but even though the existing slope  
7 is there, we will be mitigating it and our  
8 civil engineer will be looking at that.

9 So hopefully that will answer some of  
10 the questions.

11 MR. GARCIA-BOU: I believe his  
12 question is he is concerned about what he  
13 sees from his property to your house. I  
14 think that's what you were asking.

15 MR. DUBAK: Correct. What is the  
16 elevation from the top of the roof line down  
17 to the base of where the patio is?

18 MR. FINELLI: You're looking for the  
19 entire height?



20 MR. DUBAK: Yes. This is going to be  
21 up on a hill as well.

22 MR. FINELLI: Actually, it's on a  
23 hill looking at it from your property, but  
24 from Corwood we're in a valley so it's slopes  
25 down. So per regulations right now we can't

DINA M. MORGAN, REPORTER

♀

44

1 EASTCHESTER ARB - 4/2/15  
2 be higher than 33 feet to the ridge. We've  
3 got have 31 feet four and a half inches. So  
4 on the back of house where the grade actually  
5 drops, it drops a foot and a half, so we'll  
6 be 33 feet out of the ground from the bottom  
7 of the patio to the ridge. So you won't see  
8 more than what's allowed by code, which is  
9 less than 33 feet.

10 MR. DUBAK: And how far is the back  
11 of the house to my existing property?

12 MR. FINELLI: To the closest point it  
13 will be 48 feet away -- let me just double  
14 check that -- 43 feet away, sorry. 43 feet  
15 to the closest point here, and then it steps  
16 back even further to the many block of the  
17 house. So that gable end that I had showed  
18 you before, that's the portion that will be  
19 closest. So I think at its closest point to  
20 the main block of the house you're looking at  
21 an additional 4 feet, so it's at 47 feet.

22 Again, what's required by code is only  
23 34 feet. So we're well beyond what's  
24 required by code.

25 THE CHAIRPERSON: Which elevation is

DINA M. MORGAN, REPORTER

♀

45

1 EASTCHESTER ARB - 4/2/15  
2 viewable from California Road; is that the  
3 left side?

4 MR. FINELLI: That would be the  
5 left-hand side, yes.

6 MR. GARCIA-BOU: What's the elevation  
7 at the corner of the lot?

8 MR. FINELLI: I'm sorry.

9 MR. GARCIA-BOU: What's the  
10 elevation?

11 MR. FINELLI: This corner here?  
12 (Indicating.)

13 MR. GARCIA-BOU: The other side.

14 MR. FINELLI: This corner here.  
15 (Indicating.)

16 MR. GARCIA-BOU: Yes.

17 MR. FINELLI: It's probably at 79  
18 right at the corner. I don't have that line  
19 on there, but it's about 79.

20 MR. GARCIA-BOU: To the house from  
21 his property?

22 MR. FINELLI: Yes. The house slopes  
23 from here at 89 to 79. Like you said, about

24 10 feet it drops back.

25 THE CHAIRPERSON: It's because we

DINA M. MORGAN, REPORTER

♀

46

1 EASTCHESTER ARB - 4/2/15

2 live in Westchester.

3 MR. FINELLI: A blessing and a curse.

4 THE CHAIRPERSON: It's not flat,  
5 that's for sure. It's not Florida.

6 MR. GARCIA-BOU: Are they submitting  
7 a landscape plan on this?

8 MS. UHLE: Yes. The applicant is  
9 aware and they are preparing it before they  
10 go to the Planning Board, a landscape plan  
11 prepared by a landscape architect, they have  
12 engineer on board. We've already retained  
13 our engineer to review their engineer's storm  
14 water management report. They haven't  
15 submitted anything yet. I don't think  
16 they're up to that point.

17 MR. FINELLI: The idea was we wanted  
18 to make sure that the house was acceptable  
19 before we presented it to these other  
20 professionals and had them spin their wheels  
21 and then have to come back and do it again  
22 two, three, four times.

23 THE CHAIRPERSON: You do realize,  
24 though, that there is a landscape architect  
25 on the ARB. She happens -- no, not me. She

DINA M. MORGAN, REPORTER

♀

47

1 EASTCHESTER ARB - 4/2/15  
2 happens to not be here this evening, but it  
3 is important on the new homes that you  
4 include it with -- because it is aesthetics  
5 and that's part of what we're dealing with.

6 MS. UHLE: Actually, the landscape  
7 plan is part of the Planning Board approval.  
8 I think since Jennifer got on the board we've  
9 been commenting on the landscape plan, but it  
10 really is the purview of the Planning Board.  
11 Like I said, it's nice for her to comment on  
12 it, but it's not a requirement until people  
13 get to the Planning Board.

14 THE CHAIRPERSON: Until they get  
15 there? It should be.

16 MS. UHLE: Well, we modified our  
17 application recently. I don't think so. I  
18 think legally because it's a site plan issue  
19 and what the ARB reviews are the structural  
20 issues. You certainly can comment on it. We  
21 started requiring or asking for the storm  
22 water management plans and the landscape  
23 plans with the ARB submissions not really so  
24 the ARB could review them but so that I would  
25 get complete applications, because we were

♀

48

1 EASTCHESTER ARB - 4/2/15  
2 having trouble with things kind of straggling  
3 in. The landscape plan and the storm water  
4 management are really the purview of the  
5 Planning Board. Again, not that you can't  
6 comment on them when you see them.

7 MR. GARCIA-BOU: The reason that I  
8 was asking is because that will bring up the  
9 question that the neighbor is asking about  
10 what he's going to see from his house.

11 MS. UHLE: I've spoken to the  
12 neighbor and to the applicant. Again, that's  
13 a screening issue that the Planning Board --  
14 you could recommend that the Planning Board  
15 recommend that there be landscape screening  
16 there, but I think definitely the applicant  
17 is aware and our department is aware that we  
18 want to try to be as responsive to the  
19 neighbor's concern as possible. It's kind of  
20 a blank slate, so you should be able to do  
21 that.

22 MR. FINELLI: Honestly, now that  
23 we've met the neighbor, we're perfectly happy  
24 to meet with him outside of here with our  
25 landscape architect once we have something

♀

1 EASTCHESTER ARB - 4/2/15  
2 put together, and if there are any additional  
3 concerns, we'll try to work with him, of  
4 course.

5 APPLICANT: When someone looks out  
6 their back yard, they don't want to see  
7 another house, so from our standpoint we were  
8 going to put screening there any way because  
9 it's a way to make the property better to  
10 give the people that are buying the house a  
11 little bit of privacy. It's essential in  
12 order to provide a product that people want  
13 to have.

14 (Further discussion from the  
15 audience.)

16 THE CHAIRPERSON: Any other  
17 questions? I did open it up. I think it's  
18 time to close the public hearing. No one  
19 else; right? No more comments?

20 (No comments.)

21 THE CHAIRPERSON: Motion to close the  
22 public hearing.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

25 (All aye.)

DINA M. MORGAN, REPORTER

♀

2 THE CHAIRPERSON: I think that it's  
3 in shape to go along, but for sure the  
4 landscape planning is necessary.

5 MS. UHLE: That is a requirement. I  
6 believe I may have spoken to your landscape  
7 architect today, if you did retain somebody,  
8 or somebody that thinks you're going to  
9 retain them. Somebody gave me the heads up.

10 THE CHAIRPERSON: Make a motion to  
11 close the ARB meeting.

12 MR. FINELLI: Thank you very much.

13 MR. BURGER: Just to clarify, the  
14 landscape plan will be provided and --

15 MS. UHLE: Thank you, Garrett. My  
16 understanding is you're just referring it as  
17 proposed?

18 THE CHAIRPERSON: Yes.

19 MR. FINELLI: Thank you very much.

20 THE CHAIRPERSON: Thank you all.

21 THE APPLICANT: Thank you, guys.  
22 Have a good night.

23 THE CHAIRPERSON: Make a motion to  
24 close the ARB meeting.

25 MR. GARCIA-BOU: Second.

DINA M. MORGAN, REPORTER

♀

51

1 EASTCHESTER ARB - 4/2/15

2 THE CHAIRPERSON: All in favor.

3 (All aye.)

040215ARB.txt  
THE CHAIRPERSON: Good night.

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

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

♀

52

1  
2  
3  
4  
5

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

STATE OF NEW YORK     )  
COUNTY OF WESTCHESTER) Ss.



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

I, DI NA 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 videotape of the actual hearing. I was not present for such hearing. The videotape 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 25th day of April, 2015.

\_\_\_\_\_  
DI NA M. MORGAN  
Court Reporter

DI NA M. MORGAN, REPORTER

♀

1  
2  
3  
4  
5  
6  
7

CORRECTI ON SHEET

PAGE CORRECTI ON

040215ARB.txt

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DI NA M. MORGAN, REPORTER