

**TOWN OF EASTCHESTER**  
**BUILDING AND PLANNING DEPARTMENT**

OCT 22 2015

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TRANSCRIPT OF

TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

OCTOBER 1, 2015

HELD AT: Eastchester Town Hall  
40 Mill Road  
Eastchester, New York 10709  
October 1, 2015 7:00 p.m.

**BOARD MEMBERS IN ATTENDANCE:**

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

**EASTCHESTER EMPLOYEES IN ATTENDANCE:**

MARGARET UHLE, DIRECTOR OF PLANNING  
JAY KING, BUILDING INSPECTOR  
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter  
25 Colonial Road  
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to be here.

THE CHAIRPERSON: To be here for the other ones. Okay. The September 3rd, I would like to make a motion to approve the meeting minutes.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

MS. NEMECEK: Aye.

THE CHAIRPERSON: Aye.

MR. LUCA: Aye.

THE CHAIRPERSON: Moving on to the first item of old business, Application 15-51, Scarsdale Animal Hospital.

Good evening. Please step up to the microphone.

MS. SHUSTER: Good evening. My name is Anna Shuster. I tried to make an adjustment according to the recommendations that I heard from you last time. So can I approach?

MS. UHLE: Anna, you'll need to bring the microphone with you, though. You can detach it.

MS. SHUSTER: This is just all the pictures of the building. These are the

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THE CHAIRPERSON: Welcome to the Eastchester Architectural Review Board October 1st, 2015. If you would please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you call the roll?

MS. UHLE: Sure. Carlos Garcia-Bou was not able to make it this evening. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: We have the minutes from February, May, and September.

MS. UHLE: The only ones that you could do this evening would be the September 3rd, because that would be you, Jennifer, and Silvio. Otherwise, Carlos needs

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pictures of the buildings around us. This is the adjustment that I believe that you were recommending, which is we expanded a little bit to make it more organic looking I understand. So this is the adjustment that has been made.

Do you want to see the pictures from last time?

THE CHAIRPERSON: No, that's okay. This is what it is, so we don't have to confuse ourselves with the previous.

MS. SHUSTER: So this is already altered.

THE CHAIRPERSON: This is still kind of like a sketch type. Will it be -- at the previous meeting, you showed us different other ones for the type of --

MS. SHUSTER: Right. Do you want to see it again?

THE CHAIRPERSON: Sure.

MS. SHUSTER: It's still here. These pictures we just tried to -- I believe the question was how the whole building is going to look, and the question was to make sure that it's kind of all -- well, this side -- yes,

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1 it's going to be done in this style, very  
2 realistic. We tried to keep it more realistic.  
3 This was the original sketch. That's how it's  
4 going to be. Last time, I started to penciling  
5 in the additional comment to expand it more and  
6 make it covering the whole building. So it  
7 will be realistic. That's the style.

8 THE CHAIRPERSON: Okay. So this is  
9 more for placement and general idea, but the  
10 style of the rendition will be in that type of  
11 realistic style and color?

12 MS. SHUSTER: Yes, because it's going  
13 to be hand transferred to the building. So  
14 obviously every stroke it's very hard to  
15 demonstrate it on a smaller scale.

16 MR. MCINTYRE: You're the artist?

17 MS. SHUSTER: I'm not the artist. The  
18 artist is working for Sally. This is the  
19 company that's going to be helping me with this  
20 project if I'll have your approval.

21 MS. BARISH: I would like to introduce  
22 myself again if that's okay.

23 THE CHAIRPERSON: Yes, please.

24 MR. MCINTYRE: Sure.

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1 MS. BARISH: My name is Sally Barish.  
2 I own a company called Painted Pieces. We're  
3 an art studio located on Long Island. We were  
4 asked by Anna to come up with something that  
5 would be pleasing to everyone -- or hopefully  
6 everyone -- on the animal hospital.

7 So we've done some new renderings  
8 showing the artwork starting from one side of  
9 the building to the other so that they're  
10 cohesive and kind of brings it all together on  
11 the building.

12 Some of our other sketches -- I mean,  
13 this was actually painted in a commercial  
14 space. That was painted inside of an animal  
15 hospital. These were three different murals  
16 that were painted in a nursing home that they  
17 change each season so that the older people  
18 still feel like they're in the same place just  
19 different seasons. This was painted in a day  
20 spa. This was painted in somebody's home.  
21 These are just the sketches of what we plan on  
22 doing, but they will look as realistic as  
23 possible. The surface, of course, is not  
24 sheetrock, so it's a different type of surface

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1 than what you might see up here. We've done  
2 numerous buildings before and they're very  
3 pleasing. And I don't do the painting. You  
4 wouldn't want me to do it.

5 MR. MCINTYRE: So the full on  
6 elevation of the facade, you have the sort of  
7 trees in the background?

8 MS. BARISH: Yes.

9 MR. MCINTYRE: You see that? There  
10 are real trees in the background?

11 MS. BARISH: These would be the real  
12 trees, and then we're bringing our artwork  
13 starting at the bottom to the very top.

14 THE CHAIRPERSON: The question was:  
15 Do those real trees exist?

16 MS. SHUSTER: Yes.

17 THE CHAIRPERSON: So is there a  
18 photograph where you could kind of see some of  
19 them peeking over the building maybe?

20 MS. SHUSTER: Yes. Right here.

21 MS. BARISH: And that one over there.

22 MS. SHUSTER: This is how I would like  
23 it to look. That's how it looks now.

24 MR. MCINTYRE: I think if the trees do

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1 actually exist, then they could do a very nice  
2 job of filling in what doesn't exist on the  
3 facade. I think it's cool.

4 In terms of, you know, just the sort  
5 of the practical element of this; the type of  
6 paint; how long it's going to take; the  
7 maintenance of this; is it going to be  
8 illuminated; any sort of thoughts on that?

9 MS. BARISH: I don't have any part of  
10 the illumination if there's going to be  
11 illumination. The paints are environmentally  
12 friendly exterior latex paints. I'm going to  
13 guess the project would take us, depending on  
14 how many artists I send, probably about six  
15 days, five, six days, possibly a little less  
16 depending on how many artists I have to do the  
17 project. On my building on Long Island, I've  
18 have paint on my building for over 15 years.  
19 It does fade slightly over time, but it still  
20 looks terrific. So it should last a lot of  
21 years.

22 MS. SHUSTER: If I may respond to the  
23 question about additional lighting. There is a  
24 parking lot -- I apologize -- there is a

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1 parking lot and we have some lighting. We're  
2 not going to add anything. I think it's  
3 sufficient. So no additional lighting. It's  
4 located right over here a little bit further.  
5 So we have enough light.

6 THE CHAIRPERSON: It's aimed towards  
7 the building, yes?

8 MS. SHUSTER: Towards the parking lot,  
9 yes. A little bit toward the building, right.

10 THE CHAIRPERSON: Any other questions  
11 or comments from you guys?

12 (No comments.)

13 THE CHAIRPERSON: Did we leave the  
14 public meeting open?

15 MS. UHLE: Yes.

16 THE CHAIRPERSON: Okay. The public  
17 meeting was left open, so if there is anyone in  
18 the audience here that would like to add  
19 anything or speak to the application? Anybody?

20 (No comments.)

21 THE CHAIRPERSON: Okay. At this  
22 point, I guess we can close the public meeting.  
23 Make a motion to close the public meeting.

24 MR. MCINTYRE: Second.

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1 THE CHAIRPERSON: All in favor.  
2 (All aye.)

3 THE CHAIRPERSON: Okay. I'm still a  
4 little concerned about that style of the art  
5 itself, that real realistic kind of a thing.

6 MS. SHUSTER: It will be done exactly  
7 the same style. I do have an album by another  
8 artist -- it's very -- it's pretty much -- it  
9 creates -- it's not too -- it's very organic.

10 It's going to look very organic with the whole  
11 environment. Well, artists always intended  
12 like music to impact how we feel, and so the  
13 whole intent of it is not to take people into  
14 another dimension, but just basically when you  
15 walk into a beautiful environment, you feel  
16 better. It's going to be exactly in that  
17 style. It's done by the same people.

18 MS. BARISH: If I can interrupt. The  
19 top photograph is actually a copy of a very  
20 talented artist called Kincaid, and I happen to  
21 feel that it's realistic looking, as I do feel  
22 that the artwork on Scarsdale Animal Hospital  
23 would be realistic looking. There's nothing  
24 going to be cartoony (sic) about it, it's not

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1 whimsical and will giving you a feeling like  
2 you're in a park scene or whatever the sketch  
3 is trying to put across. The dog will look  
4 like a dog. The child is going to look like a  
5 child holding a kite. It's really mostly  
6 greenery, mostly landscape.

7 THE CHAIRPERSON: But not like pumped  
8 up or --

9 MS. BARISH: We're not using colors  
10 like yellows or oranges or hot pinks. If you  
11 were to look outside, the greens are going to  
12 be the color of green trees. I'm going to just  
13 open this again. These are pencil sketches, so  
14 it's really more for the layout. It's not a  
15 painting, it's a pencil sketch. You see the  
16 color pencils as closely as we could so how  
17 you're seeing the greenery.

18 MR. MCINTYRE: It's like water colors?  
19 It's like more water colors you're using;  
20 right?

21 MS. BARISH: Yes. So we're really not  
22 able to get across in the pencil sketch what  
23 the painting is going to look like. In my  
24 30 years of experience in owning this company,

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1 I can't imagine anyplace would be displeased.  
2 I think an unattractive building is going to  
3 look amazing.

4 MS. SHUSTER: I'm sorry -- we tried to  
5 work with what we have. We actually do have  
6 this greenery going on. We really want to  
7 put -- these are actual growing plants. We  
8 tried to keep it as park looking as possible.  
9 Very park like.

10 THE CHAIRPERSON: Anybody? Enda?

11 MR. MCINTYRE: I like it, personally.  
12 I think it's different, and I think it's a  
13 little bit of a different spin on a facade. We  
14 have maybe one or two murals -- one that came  
15 before us before, but I think this is a little  
16 bit of a different spin on that. You're not  
17 really going to know what it looks like until  
18 it's complete.

19 MS. BARISH: We could always take a  
20 paint brush and paint over it.

21 MS. UHLE: But you don't want to do  
22 that.

23 MR. MCINTYRE: I think it's something  
24 that's different and different in a good way.

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1 That's my personal opinion.

2 MS. UHLE: The next step,  
3 unfortunately for you, they'll have to go to  
4 the Planning Board because Planning Board is  
5 the ultimate approval authority. Do you guys  
6 have any comments, questions, concerns? I  
7 think it's hard to discuss because it's not  
8 something we've seen before and it is a pretty  
9 big building. So it's going to make, even if  
10 it's subtle, a pretty dramatic statement that I  
11 think we're not accustomed to seeing here.

12 THE CHAIRPERSON: Any more comments;  
13 yes, no?

14 MS. NEMECEK: I'm on the fence.

15 MS. UHLE: What are your concerns?

16 MS. NEMECEK: I don't know how loud  
17 it's going to look. I mean realism is one  
18 thing, color is another. Thomas Kincaid, he  
19 has been known as the painter of light, right,  
20 so they're pretty bright paintings. I don't  
21 know how that's going to work on Route 22.

22 MS. BARISH: Well, I would say if your  
23 concern is that it's too bright, we could tone  
24 down the greens a bit or we don't need to use  
25

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1 reds. I mean, again, it should still be  
2 realistic looking. The plan would be for it to  
3 be realistic looking but maybe not using a  
4 hunter green or an emerald green but still  
5 greenery. If we know what you are specifying  
6 and what you're looking for, certainly we could  
7 make that happen.

8 MS. NEMECEK: We haven't had anything  
9 like this before, so it's a little hard to  
10 determine what it is.

11 MS. UHLE: I think a lot of the  
12 examples that you showed seem to be interior  
13 examples too. I think at the last meeting Ms.  
14 Nemecek had asked for other buildings that had  
15 similar murals on them.

16 MS. BARISH: Well, I do have some in  
17 my iPad if you would like to see that again.

18 MS. NEMECEK: No, I've seen that  
19 before.

20 MS. BARISH: I know that I'm  
21 completely in a different neighborhood than  
22 where I live, but we have done a lot of artwork  
23 on Long Island. It's been in newspapers,  
24 they've done photo shoots of it, and it's been  
25

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1 accepted very, very well. Again, we're  
2 painting cartoons on any building, unless, of  
3 course, we were asked to.

4 THE CHAIRPERSON: Silvio.

5 MR. LUCA: This is a question more  
6 towards the Board: Is it just a cut and dry we  
7 approve it, or is there a way of actually us  
8 maybe seeing the process on the building so you  
9 could see the tone of colors and approve it  
10 that way?

11 MS. BARISH: What happens first is we  
12 sketch, pencil sketch to make sure that we're  
13 getting the layout we're presenting. From  
14 there I could certainly -- I don't know if any  
15 of you are present there, but we could  
16 certainly show you --

17 MR. LUCA: I drive by the hospital  
18 every day.

19 MS. BARISH: Excuse me, I'm sorry.

20 MR. LUCA: I drive by it every day. I  
21 think most of the concern is that the colors  
22 are not just so bright, and I think it needs to  
23 almost fade into the surroundings.

24 MS. SHUSTER: I could e-mail -- I  
25

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1 could stay in communication and have even the  
2 brightness of it approved by the Board. It's  
3 not a problem.

4 MS. BARISH: If you would like, I  
5 could have my artist paint a tree on a piece of  
6 canvas so that you could see the coloring and  
7 we could make it lighter or darker.

8 MR. LUCA: If you started the process  
9 and you started painting and you tone it down,  
10 are you toning it down in a sense -- how would  
11 you tone it down; you would put white on the  
12 sponge and kind of sponge it?

13 MS. BARISH: If we were actually on  
14 the building painting and the client says, you  
15 know what, it's a little bit too strong, just  
16 fade out the colors a little bit. If you're  
17 familiar at all with the Benjamin Moore chip  
18 book, there are HC colors which are called  
19 historic colors. Those might be blue but  
20 they're a quieter blue. They might be green  
21 but a quieter green, more of a sage green. So  
22 knowing that that's what you're preference is  
23 going to be --

24 MR. LUCA: For example, like the trees  
25

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and the grass it's not just one Benjamin Moore green, it's numerous colors?

MS. BARISH: Absolutely. Absolutely. Because that's how you get shading in it and that's how you make it realistic.

THE CHAIRPERSON: I understand the concept, but I still kind of have a hard time passing it along just because we're not really seeing, you know, what it is. We're only seeing a sketch of it. Honestly, I like the sketch better than as a form -- as an art form, I like the sketch better than I like the realistic other paintings. So I thought that it was going to be a little bit more sketchy looking in the finished product.

MS. BARISH: Well, it can be. Again, I could show you hundreds of jobs and if you said to me, I like the style on that job, I could take that exact same artwork and make it look like a cartoon. I could take that exact same artwork and do it in different shades of colors. So originally we were trying to do it as close to what the natural environment would be.

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MR. LUCA: The mural is -- the people and the animals, it's full scale, true to scale? Like the person is five foot --

MS. BARISH: Yes. We're not going to make a 20 foot tall person.

MR. LUCA: I'm not saying that. In my opinion, it might be better to actually have a canvas of a dog full scale in the style for us to approve, because, again, in a five by seven drawing it's very difficult to understand.

MS. BARISH: I think it would be difficult for me to do a tree for you full scale because the tree might be 12 foot tall.

MR. LUCA: Not the tree per se but maybe the person kneeling down and the grass around it.

THE CHAIRPERSON: A section. Some sort of a section that gives you a little bit -- I mean --

MS. BARISH: Well, this happens to be proportionate to the scale of the building. We've taken the building, took a photo of it, and this is the scale of the building.

MR. LUCA: I think what we're trying

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to say is we actually want to see the real media, the actual painting on something.

MS. BARISH: Okay, which I certainly can do.

MR. LUCA: Am I right? Is that what you prefer?

THE CHAIRPERSON: I think that would make it easier for us, but maybe -- would you feel comfortable passing it to the Planning Board with that request that when they come to the Planning Board they bring that. We don't want to drag this on forever for you, but we don't want to pass something on that --

MR. LUCA: And I also would say that once the Planning Board approves it and they start, that we maybe site visit and say, you know, I think it is too bright or --

MS. NEMECEK: And when you paint with latex, because I have, you could put an extender in to make it look more like a water color. So could you do something like that so that it's not as vivid?

MS. BARISH: What I would recommend is we just lighten up because making it like a

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water color and you're working on that type of surface, I'm not so sure that that surface would -- I think what you're looking for is just a softer type of feeling.

MR. LUCA: I have another question also. Once the mural is done and it's beautiful, what if somebody for some reason graffiti's it, what kind of contract would you guys have --

MS. BARISH: In my experience, and I could only talk from my experience, a lot of years of experience, we have never had anybody graffiti a building that we've done. They'll go to a blank building and graffiti before they'll go to somebody else's artwork. There is something, though, if it was required, that we could put on. There's a clear coat that is graffiti protection.

MR. LUCA: But that will have a sheen to it most likely; wouldn't it?

MS. BARISH: You know what, we've only used it once --

MR. LUCA: I'm not asking for a coating. I'm just saying that if somebody did

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1 do something to it, will you notify her to come  
2 out and --

3 MR. MCINTYRE: That's more of a  
4 question to the tenant or the operator.

5 MS. BARISH: First of all, if somebody  
6 did graffiti it, Anna would call me, we'll send  
7 somebody up there, and repair it.

8 MR. MCINTYRE: I think that, you know,  
9 the intent here is when it's said and done and  
10 when it's completed, that it doesn't look out  
11 of character and it's not, you know, gaudy and  
12 in your face. I think having an understanding  
13 of the color pallet would certainly help in  
14 sort of understanding what the whole elevation  
15 would look like. So if there is a way that as  
16 the artist -- being the artist that you could  
17 help us and help the Planning Board sort of  
18 better understand that and see that, then I  
19 think that would be helpful.

20 MS. BARISH: I think there are two  
21 different ways that we could approach this.  
22 Simplest, from a dollars and cents point of you  
23 view, is for my company to take a color pallet  
24 and show you swatches of color, some blended,  
25

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1 some not blended, and show you something that  
2 you would be comfortable enough with to say  
3 that that would work. If you feel we need to  
4 go an extra step, I could take a piece of  
5 canvas, again to scale, and show you what some  
6 of the bushes might look like, again, in the  
7 colors you might like.

8 MR. MCINTYRE: Because really the  
9 majority of this the two facades is really sort  
10 of green field and blue sky landscape; right.

11 MS. BARISH: Majority, yes.

12 MR. MCINTYRE: I think that together  
13 with the trees -- like is this based on a  
14 picture?

15 MS. BARISH: This was based originally  
16 on a discussion of what Scarsdale Animal  
17 Hospital would like to see. Then it's been  
18 tweaked a bit based on further discussions.

19 MR. MCINTYRE: So I think if we could  
20 kind of see the gradient in the variation of  
21 the green and landscape and the, you know,  
22 nearsight and foresight and the background and  
23 how you would look to depict, you know, the  
24 grass and the fields, as well as the sky, as  
25

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1 well as some of the trees and the leaves, I  
2 really think that's --

3 MS. BARISH: I think it would be easy  
4 enough for us to take a small piece of canvas,  
5 do a little bit of painting -- then again not  
6 to take the entire thing -- do a little bit of  
7 painting to make the comfort level that you  
8 would see the direction we're going with it.

9 MR. MCINTYRE: Yes.

10 THE CHAIRPERSON: Do you all agree  
11 that we could send it to the Planning Board  
12 that way?

13 MR. MCINTYRE: Yes.

14 MS. BARISH: So I have some homework  
15 to do.

16 MS. UHLE: I also think for the  
17 Planning Board it would be helpful -- I know  
18 you said you have them in your iPad, but I  
19 think they would like to see actual photographs  
20 of other buildings with some of the murals on  
21 the facade. If you could provide those to  
22 them.

23 THE CHAIRPERSON: The ones that you  
24 feel look the closest to that.  
25

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1 MS. BARISH: More of them though --  
2 well, very often when I show somebody my iPad,  
3 it's the quality of the artwork. It depends on  
4 what the client is requesting. Some of my  
5 artwork on buildings is usually stronger in  
6 color because that's what people have requested  
7 in the past. I could show you commercial wall  
8 murals in lighter colors, but they might not be  
9 on a building, you know, on an actual building.  
10 That's why I think it's best if we paint  
11 something that you could feel comfortable with.

12 MR. MCINTYRE: Okay. All right. I  
13 would like to make a motion on Application  
14 15-51, Scarsdale Animal Hospital located at 741  
15 White Plains Road, that we move this  
16 application along to the Planning Board with  
17 the stipulation that as part of that  
18 presentation that you make every effort to  
19 present a color pallet of the colors that  
20 you're proposing to the sort of primary and  
21 major elements that this mural will represent,  
22 together with whatever you feel will best  
23 represent physical handouts or renditions of  
24 exterior building murals similar to this.  
25

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1 Anything else, Margaret?  
 2 MS. UHLE: No, I think that was  
 3 everything.  
 4 THE CHAIRPERSON: Second that.  
 5 MR. MCINTYRE: All in favor -- do I  
 6 have a motion to move this on?  
 7 THE CHAIRPERSON: I second that.  
 8 MR. MCINTYRE: All in favor.  
 9 (All aye.)  
 10 MR. MCINTYRE: Okay. Good luck.  
 11 Looking forward to seeing it.  
 12 THE CHAIRPERSON: Next up we have  
 13 Application 15-34, 22 Maple Street.  
 14 MR. MAIORANO: Good evening, Board  
 15 members. My name is Adamo Maiorano from  
 16 Community Designs on behalf of the applicant,  
 17 Mrs. Louis Osso.  
 18 We are proposing a one story addition  
 19 to an existing one and a half story dwelling.  
 20 Basically the existing house is a split level,  
 21 so you walk up a half story to the rear. So  
 22 our addition basically consists of walking up a  
 23 half story to the front right of the house,  
 24 which is going to be a study, and then another  
 25

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1 half story to the rear, which is going to be a  
 2 den, and then a master bedroom and master bath.  
 3 Basically in doing some of the  
 4 elements, the materials are going to be pretty  
 5 consistent with the existing house. This is a  
 6 pallet of what we are proposing. It's fairly  
 7 similar to what there is now, the color of the  
 8 siding and the roof, although it's going to be  
 9 all new and refreshed.  
 10 As far as the street-scape, the house  
 11 to the right is very similar to what our house  
 12 is existing, and then the house to the left is  
 13 a two and a half story dwelling. It does have  
 14 a little peak in the roof, so it's shorter. We  
 15 actually did lower the eve height of the rear  
 16 addition so that it be compliant with the  
 17 existing max height of the code in that area.  
 18 MR. MCINTYRE: Can we see that  
 19 presentation board?  
 20 MR. MAIORANO: Yes, sure.  
 21 THE CHAIRPERSON: Is the lighting  
 22 additional or is that existing?  
 23 MR. MAIORANO: It's existing, yes.  
 24 There is lighting over the garage and then  
 25

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1 there is lighting next to the door. It kind of  
 2 centers that new front portico over the door  
 3 the way the door is off center, so there's an  
 4 existing light that they're going to obviously  
 5 put a new fixture in there.  
 6 MR. MCINTYRE: So the stucco on the  
 7 foundation wall, the stone risers and treads  
 8 and risers on the stair, the balustrade, the  
 9 handrail, all of that is existing to remain?  
 10 MR. MAIORANO: It is existing, but it  
 11 may have to altered as far as I think it needs  
 12 some repair. It's going to be kind of replaced  
 13 in kind with the stone.  
 14 MR. MCINTYRE: In the existing front  
 15 elevation, the picture of the existing house it  
 16 does appear that there is some plantings and  
 17 some bushes on front of that; are they going to  
 18 remain?  
 19 MR. MAIORANO: Yes, ideally the  
 20 landscaping is going to stay pretty much the  
 21 same.  
 22 MR. MCINTYRE: You know, I think just  
 23 looking at your elevation, looking at the  
 24 picture, I think with those plantings, you  
 25

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1 know, they certainly help to soften and maybe  
 2 hide some of that sort of foundation element or  
 3 parged concrete wall that sort of protrudes out  
 4 of the grade, which I think is more of an  
 5 enhancement to the overall elevation. So we  
 6 would certainly like to make sure that if they  
 7 do exist, then that they would remain.  
 8 MR. MAIORANO: They can stay and just  
 9 be cleaned up and cared for.  
 10 MR. MCINTYRE: Sure. Why not.  
 11 MS. NEMECEK: And is that the garage  
 12 door you're going to use too?  
 13 MR. MAIORANO: It's sort of kind of in  
 14 a budget frame too. So if they do have room  
 15 left over, possibly updating the garage too.  
 16 MR. MCINTYRE: Is there going to be  
 17 any lighting elements over the garage door?  
 18 MR. MAIORANO: There is an existing  
 19 spotlight over the garage.  
 20 MR. MCINTYRE: Okay.  
 21 THE CHAIRPERSON: Will that remain  
 22 there?  
 23 MR. MAIORANO: I believe that's going  
 24 to remain, yes.  
 25

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THE CHAIRPERSON: That siding will be all different there because that's going up; right?

MR. MAIORANO: Yes. It's going to be hard to tie in. It's going to be all new siding. It's kind of weathered now.

THE CHAIRPERSON: Is that a vinyl siding?

MR. MAIORANO: It's a vinyl siding.

MS. NEMECEK: And the trim color is going to be --

MR. MAIORANO: White.

MS. NEMECEK: -- white?

MR. MAIORANO: The same, yes.

MR. MCINTYRE: Any lighting at the side of the house or the back of the home?

MR. MAIORANO: There is an existing sliding door, and I think there is probably definitely a light on the side of the house.

MR. MCINTYRE: Just make a note for, you know, future -- as I'm sure this will probably continue to move on down the road, that as part of your next rendition you pick up all the light fixtures and any other

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preexisting conditions that are, you know, on the facades. Is there any air conditioning, any condensers?

MR. MAIORANO: On the left-hand side of the house it's kind of blocked by landscaping. It's right here with shrubs.

MR. MCINTYRE: Again, I think to make any application -- and certainly this

particular application -- as comprehensive and complete as it can be, then again there are little sort of bells and whistles that if they can be incorporated into the plot plan, as well as indicated on the elevations, then they're kind of, you know, simple things that we always look for.

THE CHAIRPERSON: Especially if you need to -- well, either way, but if it is an addition and you're going to need more units, more zones, whatever, for sure then make sure that it's there and within wherever it's supposed to be.

MS. NEMECEK: Are you going to expand the deck too?

MR. MAIORANO: No, that's staying as

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existing.

MR. MCINTYRE: Any other questions? Do we want to open it up to the public hearing? (No questions.)

MR. MCINTYRE: I would like to make a motion that we open up Application 15-34, 22 Maple Street to the public hearing. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Okay. Anybody here that would like to speak on behalf of this particular application located at 22 Maple Street? Going once, going twice.

(No comments.)

MR. MCINTYRE: That being the case, then I would like to make a motion to close the public hearing an Application 15-34. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Public hearing is now

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closed.

Any other comments on the finishes?

MR. LUCA: The entire house is being re-sided?

MR. MAIORANO: Yes.

MS. NEMECEK: Are the front windows going to be replaced too.

MR. MAIORANO: The new ones, not the existing.

MR. MCINTYRE: So the bay window is existing and the window -- so really that's the only window that's remaining, right, the bay window in the front and the basement windows?

MR. MAIORANO: Yes, and the kitchen.

THE CHAIRPERSON: The kitchen is the one opposite the bay?

MR. MAIORANO: Yes.

MR. MCINTYRE: And the color of the shutters, was that on the board?

MR. MAIORANO: That's going to be white, same as the trim. White shutters.

MR. MCINTYRE: White shutters?

MR. MAIORANO: Yes. No, no, no, I'm sorry --

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MS. UHLE: You have blue shutters.

MR. MAIORANO: Yes, the shutters are going to be the same blue tint to them as the existing.

MR. MCINTYRE: Okay. Anything else? Anybody want to make a motion?

(No comments.)

MR. MCINTYRE: That being the case, I would like to make a motion on Application 15-34 that based on what's been presented that we look to pass this on to the Planning Board for their review and ultimate approval. Do we have any -- do you want to sort of reiterate some of the comments?

MS. UHLE: I think you basically just recommended that they maintain or replace the landscaping in front of the foundation, and also that the plans reflect any existing or proposed lighting fixtures and AC condenser units.

MR. MCINTYRE: Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

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MR. MAIORANO: Thank you.

MR. MCINTYRE: Thank you very much.

THE CHAIRPERSON: Next up is Application 15-61, 225 Park Drive.

MR. IANNACITO: Good evening. My name is John Iannacito. I'm an architect and I'm representing Brian and Geraldine Crinion this evening, and they are here with me this evening at the meeting.

We are proposing additions and alterations to the existing single family residence located at 225 Park Drive. The proposed scope of work will include a two story addition at the front and at the rear of the existing residence, which I've highlighted on the site plan, a second story addition over the existing footprint, construction of a new front entry portico, construction of a new wood deck at the rear, and site alterations including the widening of the driveway, new retaining walls along the driveway, and a new stone walkway.

I have the elevations of the existing residence. It's a one and a half story cape with two small dormers at the front and a small

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dormer at the back. This is the front elevation showing the two story addition with the new front portico and then the second story addition over the existing footprint beyond, two story addition at the rear with the new deck, and then the two side elevations showing the two story additions and the addition above the existing footprint.

On the exterior materials, on the siding we are proposing a Hardieplank lap siding in a cobblestone finish, light gray. The stone veneer will be a Yonkers stone, which will match the existing stone that is on the house today. The roof surfaces will be an asphalt shingle in a moire black finish for the main portion of the house, and then a standing seam copper over the front entry portico. The trim boards will be a painted AZEK in a white finish. The gutters and liters aluminum in a white finish. The front entry door and the overhead door for the garage will be in a mahogany finish.

Thank you for your time, and I'm happy to answer any questions you may have.

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THE CHAIRPERSON: Can you bring the materials a little bit closer.

MR. MCINTYRE: So the stone that's currently on the house, John, is that Yonkers stone?

MR. IANNACITO: Yes. It's got the grays and the tans.

MR. MCINTYRE: Are you looking to reclaim any of that?

MR. IANNACITO: We're going to remove some of it because right now it comes right up to the other side of the existing eve.

MR. MCINTYRE: Right.

MR. IANNACITO: So we're going to cut that down to be below the windows on the first floor, and then we're also going to extend it down to the grade.

MR. MCINTYRE: Right. So you're keeping that.

MR. IANNACITO: We're probably going to have to rip it off and redo it. They'll be just a small band that's left at the end of the day.

MR. LUCA: The existing foundation and

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1 first floor is remaining?  
2  
3 MR. IANNACITO: Yes. Let's look at  
4 the floor plans. So basically the existing  
5 square of the first floor -- the only thing  
6 that's happening in the front is this little  
7 bump out here for the entrance. So this is the  
8 existing first floor facade. Actually, it's  
9 over here.

10 MR. LUCA: Your first floor elevation  
11 is the same as the existing house?

12 MR. IANNACITO: Only right up to the  
13 eve.

14 MR. LUCA: First floor elevation.

15 MR. IANNACITO: Yes, finished first  
16 floor, and the finished second floor is the  
17 same also. This bottom line here and here. So  
18 our basement level, first floor level, second  
19 floor level exactly the same. The ridge height  
20 of the new roof is going up about six feet  
21 higher than the existing ridge today. It's  
22 going to occupy the full existing footprint of  
23 the house, where the existing house the rafters  
24 started at the second floor level and then went  
25 up. So it's only half a story. So the rafters

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1 now start at the ceiling height of the second  
2 floor versus the ceiling height of the first  
3 floor.  
4

5 MR. LUCA: Right.

6 MR. IANNACITO: The entire roof is  
7 coming off.

8 MR. LUCA: Right. I understand that.  
9 There's a big difference between A and B.

10 MR. IANNACITO: So we're going to have  
11 the box of the first and second floor is there,  
12 and then we build up new walls right from the  
13 second floor surface up and then the new roof.

14 THE CHAIRPERSON: I appreciate that  
15 you -- I know it's not easy all the time, but  
16 basically you redid the windows. You didn't  
17 try to like keep --

18 MR. IANNACITO: At the end of the day,  
19 everything is going to be new, to leave two or  
20 three window wouldn't have made sense.

21 THE CHAIRPERSON: And they're  
22 positioned -- even if they're shifted just a  
23 little bit, it makes a difference because in  
24 the end product I think other than leaving them  
25 in places where they kind of were is a big help

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1 I think.

2 MR. MCINTYRE: And the chimney?

3 MR. IANNACITO: The chimney will be  
4 extended and then stuccoed, and it would match  
5 the color of the siding.

6 MR. LUCA: Portico roof is copper  
7 standing seam?

8 MR. IANNACITO: I'm sorry.

9 MR. LUCA: The portico roof is  
10 standing seam copper?

11 MR. IANNACITO: Yes. This portico  
12 roof is a standing seam copper, yes.

13 MS. NEMECEK: Is there AC, because I  
14 don't see it?

15 MR. IANNACITO: Currently, there is no  
16 AC in the house. We are adding new AC. I  
17 didn't show it on the plan that I gave you, but  
18 I did mark it up on this plan. The new units  
19 will go right next to the staircase coming off  
20 the deck at the rear of the property. There is  
21 really no place to put it on the sides because  
22 it's a really tight lot.

23 THE CHAIRPERSON: Also, I don't see  
24 any gutters and liters on the --

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1 MR. IANNACITO: I didn't show the  
2 gutters and liters on the elevations, but they  
3 will be coming down on the corners. It's a hip  
4 roof, so all four corners will have liters  
5 coming down. It will go down into a dry well.  
6 I have one dry well at the rear of the property  
7 and one dry well at the front.

8 THE CHAIRPERSON: And those are white?

9 MR. IANNACITO: The liters, yes, will  
10 be white to match the trim.

11 THE CHAIRPERSON: You should put them  
12 in.

13 MR. IANNACITO: On the elevation?

14 THE CHAIRPERSON: Yes.

15 MR. IANNACITO: Okay.

16 MR. MCINTYRE: Are you proposing a  
17 second means of egress from the basement space?

18 MR. IANNACITO: Yes.

19 MR. MCINTYRE: By the chimney there?

20 MR. IANNACITO: There will be an  
21 egress window at the side of the house.

22 MR. MCINTYRE: Right.

23 THE CHAIRPERSON: On the left side?

24 MR. IANNACITO: Yes. The same side as

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 2 the chimney.  
 3 MS. NEMECEK: I think it looks nice.  
 4 MR. MCINTYRE: I guess we just need to  
 5 open up the public hearing.  
 6 THE CHAIRPERSON: I would like to make  
 7 a motion to open for a public hearing  
 8 Application 15-61 for 225 Park Drive.  
 9 MR. MCINTYRE: Second that.  
 10 THE CHAIRPERSON: All in favor.  
 11 (All aye.)  
 12 THE CHAIRPERSON: Anyone here?  
 13 MR. MCINTYRE: Would you like to come  
 14 up and talk about your new house?  
 15 (No comments.)  
 16 THE CHAIRPERSON: I guess that's it.  
 17 I make a motion to close the public hearing for  
 18 Application 15-61, 225 Park Drive.  
 19 MR. MCINTYRE: Second.  
 20 THE CHAIRPERSON: All in favor.  
 21 (All aye.)  
 22 THE CHAIRPERSON: Anymore comments  
 23 from the Board? It's a lovely home. I think  
 24 it will be nice. I think that it's a nice home  
 25 now and it will be. I think it doesn't take  
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 2 away, it adds to it.  
 3 MR. MCINTYRE: I just have one  
 4 question. Just looking at the existing -- this  
 5 existing home. In terms of -- in essence, this  
 6 is a new house, right; in terms of the  
 7 electrical service, is that going to be  
 8 aboveground brought into the house or could  
 9 that be brought in below ground?  
 10 MR. IANNACITO: I don't know if the  
 11 poles are on this side of the street. If they  
 12 are on this side of the street, it's much  
 13 easier to just dig a trench on their property.  
 14 To go across the street might get a little  
 15 expensive.  
 16 THE CHAIRPERSON: What is it now?  
 17 MR. MCINTYRE: I've seen you do that  
 18 before though, right, and --  
 19 MR. IANNACITO: Usually if it's a  
 20 brand new structure, we'll definitely put  
 21 everything below the ground.  
 22 MR. MCINTYRE: Right.  
 23 MR. IANNACITO: This is going to be  
 24 pretty much a new house. It really just adds  
 25 more cost to the project and it probably gets  
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 2 Con Edison involved.  
 3 THE CHAIRPERSON: But where are they  
 4 coming in now any way? I don't see them.  
 5 MR. IANNACITO: The electric service?  
 6 THE CHAIRPERSON: Yes.  
 7 MALE SPEAKER: The left side of the  
 8 house.  
 9 MR. MCINTYRE: The chimney side?  
 10 MR. IANNACITO: Yes, the chimney side  
 11 of the house.  
 12 MR. LUCA: How many amps does that  
 13 house have now? You're going to need 200 amp  
 14 service minimum on that house. It's probably a  
 15 hundred amp service.  
 16 MR. IANNACITO: We'll probably have to  
 17 go to 200 amps. We could definitely bury the  
 18 line.  
 19 THE CHAIRPERSON: Less for the  
 20 squirrels to eat.  
 21 MR. IANNACITO: Again, if it's across  
 22 the street, it does take a little more because  
 23 then we have to get highway permits and it's a  
 24 little more difficult to get the lines across  
 25 the street. If the poles are on this side of  
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 2 the street, it's fairly simple.  
 3 MR. MCINTYRE: Very nice. Very nice  
 4 job.  
 5 MR. IANNACITO: Thank you.  
 6 MR. MCINTYRE: Again, I think it's a  
 7 very nice existing home, but I think what  
 8 you're proposing, the proposed finishes as well  
 9 as just the sort of the design and certainly  
 10 what you represented on your application, I  
 11 think it's going to be a beautiful home. So  
 12 I'm excited to see the finished product.  
 13 THE CHAIRPERSON: I would like to make  
 14 a motion to move Application 15-61, 225 Park  
 15 Drive along to the Planning Board with a  
 16 recommendation of final approval.  
 17 MR. MCINTYRE: I think you hit the  
 18 items like the condensers and --  
 19 MR. IANNACITO: And the liters.  
 20 MR. MCINTYRE: -- the liters.  
 21 THE CHAIRPERSON: Just represent where  
 22 everything will be. I don't know if you gave  
 23 cuts of the lighting, but if you could provide  
 24 cuts of the lighting.  
 25 MR. IANNACITO: I didn't give you cut  
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sheets on the light, but I can.

MR. MCINTYRE: I guess they're copper?

MR. IANNACITO: They can be a copper

finish to tie into the portico. There are two

at the rear of the property at the French doors

going onto the deck.

MR. MCINTYRE: So I second that.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. IANNACITO: Thank you.

MR. MCINTYRE: Good job. Good luck.

THE CHAIRPERSON: I guess that's it  
for the evening. There are adjourned items for  
next month. Good night all.

(Meeting adjourned.)

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CORRECTION SHEET

PAGE

CORRECTION

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# CERTIFICATION

STATE OF NEW YORK )

) Ss.

COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and  
Notary Public within and for the County of  
Westchester, State of New York, do hereby  
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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 20th day of October, 2015.

*Dina M. Morgan*

DINA M. MORGAN  
Court Reporter

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