



BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
 ENDA MCINTYRE, MEMBER
 CARLOS GARCIA-BOU, 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
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members. My name is Adamo Malorano from Community Designs.

Basically in response to our previous meeting, just an idea of what I tried to do. Ultimately what I tried to do is simplify the materials on the elevation as well as the accents in order to create more of a defined style. That's basically about it.

THE CHAIRPERSON: This style is --

MR. MAIORANO: It goes more towards a Tudor style than the last one was mixed with other type of stuff.

THE CHAIRPERSON: And the materials are?

MR. MAIORANO: Basically the materials are, the front bottom half is going to be a real thin stone veneer, the top portion of the front elevation is stucco with AZEK trim, half timbers, and the rest of the house is clad with fiber cement board siding. The windows are Andersen 400 series with SDL dividers, and the garage door and front door are as depicted in the elevation. The trim and soffit are all white AZEK trim.

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THE CHAIRPERSON: Good evening, everyone, and welcome to the October 6th, 2016 Architectural Review Board meeting for the town of Eastchester. Please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Roll call, please, Margaret.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre will be here, he's running 15 to 20 minutes late.

Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: The first item on the agenda tonight is -- we have a couple of old businesses -- 183 Beech Street, Application 16-46.

MR. MAIORANO: Good evening, board

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THE CHAIRPERSON: The roofing, the raised seam roofing --

MR. MAIORANO: The raised seam roof is a metal raised panel roof, and the rest of the roof is an asphalt shingle roof, it's a charcoal color.

THE CHAIRPERSON: The color on the metal part of the roof?

MR. MAIORANO: Pretty much what's depicted there is very close to what the raised panel roof is. It's like sort of when copper kind of gets a little darker, not as glowy (sic.) as it is in the beginning. It's sort of like that faded darker color of copper.

MR. GARCIA-BOU: Do you have a sample of that copper tone finish?

MR. MAIORANO: I don't have that actual metal piece. These are what I have. I have the stone as well.

THE CHAIRPERSON: So the windows were changed then to the simulated?

MR. MAIORANO: Yes. We were going back and forth, but they are going to be the SDL dividers.

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 2 THE CHAIRPERSON: We like that.
 3 MR. MAIORANO: Okay.
 4 THE CHAIRPERSON: And the materials on
 5 the garage door and the front door?
 6 MR. MAIORANO: The garage door is a
 7 Canyon Ridge. It's a composite overlay wood
 8 door, as well as the Therma-Tru entry door.
 9 It's, I believe, an oak stain, natural oak
 10 stain finish on the garage door but it's a
 11 composite wood overlay.
 12 MR. GARCIA-BOU: The finish on the
 13 garage door is like --
 14 MR. MAIORANO: It's a wood. It's a
 15 composite wood overlay.
 16 MS. UHLE: Adamo, I think in addition
 17 to modifying the facade of the house, I think
 18 you did relocate the HVAC condenser units
 19 because the resident at 185 Beech Street was
 20 concerned about those. So they are now on the
 21 rear, if you're looking towards the house, left
 22 side of the house?
 23 MR. MAIORANO: Left side of the house,
 24 yes.
 25 MS. UHLE: Thank you.

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 2 MR. GARCIA-BOU: I have a question on
 3 your drawing A-3; you're showing three
 4 elevations?
 5 MR. MAIORANO: So that's the composite
 6 of the street-scape. The house to the left is
 7 what was in the previous meeting, that's 181
 8 Beech Street; and the house to the right is the
 9 front elevation of the residence on the
 10 right-hand side.
 11 THE CHAIRPERSON: That's already
 12 existing, somebody else's home?
 13 MR. MAIORANO: Yes.
 14 THE CHAIRPERSON: Any more questions
 15 or comments from the board?
 16 MR. LUCA: I think he answered all the
 17 questions.
 18 THE CHAIRPERSON: I would like to -- I
 19 think it's still open, right, we left it open
 20 at the last meeting?
 21 MS. UHLE: Yes.
 22 THE CHAIRPERSON: Is there anyone from
 23 the public who would like to get up and talk
 24 about this application at 183? Please come up
 25 to the microphone, if you would.

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 2
 3 MR. OESTREICHER: Hi. My name is
 4 David --
 5 MS. UHLE: Excuse me --
 6 THE CHAIRPERSON: You need to speak to
 7 the Board. You're behind the mic.
 8 Good evening.
 9 MR. OESTREICHER: My name is David
 10 Oestreicher. My family has lived right across
 11 the street from the proposed house since 1972.
 12 I must say the thing that has
 13 disappointed me the most is that it seems like
 14 just about every tree on the property has been
 15 ripped down. There was one tree that must have
 16 been a hundred years old, and I think it's
 17 going to even be more digging there because
 18 there's a water pipe that's underneath there
 19 and to get rid of the tree stump or the trunk
 20 that's still standing the whole street is going
 21 to have to be ripped up. Those trees on Forbes
 22 Boulevard were just the glory of the street.
 23 There are very few streets you could go to in
 24 Eastchester that have such beautiful tall
 25 trees. I just don't see the sense --

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 2 THE CHAIRPERSON: Are you talking
 3 about the application for Forbes Boulevard or
 4 Beech Street?
 5 MR. OESTREICHER: I'm talking about
 6 Forbes Boulevard.
 7 THE CHAIRPERSON: We're not on that
 8 one yet. You can come back later when we're
 9 there. Sorry about that.
 10 So back to 183 Beech Street, is there
 11 anyone here who has any comments regarding that
 12 application.
 13 (No comments.)
 14 THE CHAIRPERSON: I make a motion to
 15 close Application 183 Beech Street, 16-46 for
 16 the public hearing.
 17 MR. GARCIA-BOU: Second.
 18 THE CHAIRPERSON: All in favor.
 19 (All aye.)
 20 THE CHAIRPERSON: So then any more
 21 comments regarding this or suggestion or
 22 changes?
 23 (No comments.)
 24 THE CHAIRPERSON: We do thank you for
 25 the changes that you made. I think they're all

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1 in a positive way and we appreciate that, and
2 I'm sure the neighbor will appreciate that you
3 moved the condenser at their request. I'm sure
4 that will make them happy too.

5 I would like to make a motion to pass
6 this application along to the Planning Board
7 with a recommendation of approval. I don't
8 think there were any --

9 MS. UHLE: No.

10 THE CHAIRPERSON: -- As is.

11 MR. MAIORANO: Thank you very much.

12 THE CHAIRPERSON: All in favor.

13 (All aye.)

14 THE CHAIRPERSON: Next up is 65 Lake
15 Shore Drive.

16 MS. UHLE: While they're setting up, I
17 was just going to point something out to you.

18 THE CHAIRPERSON: Okay.

19 MS. UHLE: I think you know that this
20 application appeared before you a couple of
21 months ago and you asked the architect to bring
22 back some additional information. Since that
23 time, the applicant hired a different
24 architect. So I just wanted to say I would

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1 review this as a completely new application now
2 and not compare it to what was proposed before.

3 THE CHAIRPERSON: Okay.

4 MR. IANNACITO: Good evening. My name
5 is John Iannacito. I'm an architect, and I'm
6 representing Mr. and Mrs. Lengyel this evening,
7 the owners of the subject property.

8 We are proposing additions and
9 alterations existing residence located at 65
10 Lake Shore Drive. The proposed scope of work
11 will include partial demolition of the existing
12 residence on the left side of the existing
13 residence and construction of a two story
14 addition on the left side. The portion that's
15 going to be demolished is highlighted here in
16 yellow within the pink, and then the pink line
17 represents the new addition.

18 I'll wait for him. I'll just quickly
19 start over. As far as the proposed scope of
20 work, we're proposing a partial demolition of
21 the existing residence and construction of a
22 two story addition on the left side of the
23 existing house. The portion that will be
24 demolish is highlighted here in yellow, and the

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1 portion that be constructed as a two story
2 addition is highlighted in pink.

3 On the right side, we're proposing to
4 remove and reframe the existing roof over the
5 existing footprint and that rectangle is
6 highlighted in yellow. We're also proposing
7 site alterations, which include a new circular
8 drive, a new walkway in the front, and a new
9 patio at the rear.

10 I'll go through the plans. On the
11 first floor, here is the left side of the
12 house, which is all new construction, which
13 will include a new entrance hall which will
14 allow circulation right from the front to the
15 rear of the property. It will also include a
16 new eat-in kitchen, a living room, and dining
17 room. On the right side, we will maintain the
18 existing footprint and reconfigure the existing
19 three bedrooms and bathrooms.

20 On the second floor, the left side
21 represents new construction over the new
22 kitchen and living spaces, and that will
23 include the new master suite, which will
24 include a new bedroom, master bathroom, master

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1 closet, and a sitting room.

2 Here's the front elevation, the two
3 story addition on the left, and the new roof
4 over the existing footprint, which has the
5 existing garage and the bedrooms and also a new
6 entry portico. The right side is the existing
7 footprint with the new roof, and at the rear
8 the two story addition on the left side of the
9 existing house and the new roof structure with
10 a dormer at the rear. Here is the side two
11 story addition with the new roof.

12 This is a rendering of the proposed
13 house with the proposed materials and colors
14 and I do have printouts.

15 On the proposed materials, the wall
16 surfaces will be a three coat stucco with a
17 medium finish on the primary surfaces of the
18 house and a fine finish on the trim boards
19 around the windows and the banding. The color
20 of the stucco will be a gray finish, which is
21 called oyster, as manufactured by Sto
22 Corporation. The roof surfaces will be a
23 standing seam metal roof in a black finish.

24 The windows will be vinyl clad by Andersen in a

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 2 black finish. The trim boards at the soffit
 3 and the eaves and the rake boards will be an
 4 AZEK material painted to match the roof. The
 5 gutters will be aluminum to match the color of
 6 the roof. The garage doors will have a black
 7 frame, so black rails with glass panes. We
 8 have samples of the roof, the stucco, the AZEK,
 9 I have a cut sheet on the garage doors.

10 MR. MCINTYRE: Clear glass on the
 11 garage doors?

12 MR. IANNACITO: It's clear glass, yes.
 13 Here's the roof, window, AZEK which will be
 14 painted black, stucco, this is the roofing
 15 texture, and then a cut sheet on the doors.

16 MR. LUCA: The garage doors are
 17 frosted?

18 MR. IANNACITO: No, they're going to
 19 be clear glass.

20 MR. MCINTYRE: Tinted?

21 MR. IANNACITO: Tinted glass.

22 MR. LUCA: So you could see right into
 23 the garage?

24 MS. UHLE: No, they're tinted.

25 MR. IANNACITO: I think in the

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 2 catalogue cut there they have the different
 3 types of glass. There is a clear version and
 4 then another one that's not totally frosted
 5 that you could still see through but not clear.

6 THE CHAIRPERSON: And the gutters are
 7 not shown on the picture; right? You said
 8 they'll be black then?

9 MR. IANNACITO: They will be black,
 10 yes. I mean, we could make them the same color
 11 as the stucco on the liters and keep the black
 12 around the perimeter.

13 MS. NEMECEK: I think when the gutters
 14 were black, they're going to kind of frame the
 15 house.

16 THE CHAIRPERSON: The liters you mean?

17 MS. NEMECEK: Yes. I just think it
 18 would be better if it was the same color as the
 19 stucco.

20 MR. IANNACITO: We could make the
 21 liters the same color as the stucco, and then
 22 make the gutters that run along the fascia the
 23 color of the roof.

24 THE CHAIRPERSON: Do you have anything
 25 on the roof for like snow guards?

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2 MR. IANNACITO: We will have to put
 3 snow guards, yes, on a metal roof.

4 THE CHAIRPERSON: Definitely have to
 5 put snow guards.

6 MR. IANNACITO: They will be the same
 7 color as the roof.

8 THE CHAIRPERSON: Otherwise you're
 9 going to wind up with gutters on the floor.

10 Questions from the board?

11 (No questions.)

12 THE CHAIRPERSON: I'll open the public
 13 hearing?

14 MR. MCINTYRE: Yes.

15 THE CHAIRPERSON: I make a motion to
 16 open the public hearing for Application 16-35.

17 MR. MCINTYRE: Second.

18 THE CHAIRPERSON: All in favor.
 19 (All aye.)

20 THE CHAIRPERSON: Is there anyone here
 21 from the audience that would like to address
 22 this application for 65 Lake Shore Drive?

23 (No comments.)

24 THE CHAIRPERSON: Nobody here for that
 25 one either.

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2 We'll close the public hearing. I
 3 make a motion.

4 MR. MCINTYRE: Second.

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

7 THE CHAIRPERSON: Any other comments
 8 from the board regarding the application?

9 Are the condensers and all that noted?

10 MR. IANNACITO: Yes. They're right
 11 here behind the existing footprint in the
 12 setback lines.

13 THE CHAIRPERSON: Are they there or
 14 were they there --

15 MR. IANNACITO: I don't think they're
 16 there now. I don't know where the existing

17 are. It's going to be a whole new system.

18 THE CHAIRPERSON: Margaret, the curb
 19 cuts are no problem?

20 MS. UHLE: That's correct, they're
 21 permitted.

22 MS. NEMECEK: And there's going to be
 23 a landscape plan?

24 MS. UHLE: Not required for additions
 25 and alterations, but they're going to be

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2 planting lots of annuals.

3 MR. IANNACITO: They're a little
4 small. I think we'll do a little more than
5 that.

6 MS. NEMECEK: And will you have that
7 little ridge in your driveway, that little
8 curb, semicircular curb in your driveway like
9 this?

10 MR. IANNACITO: Where the plants are?

11 MS. NEMECEK: Yes.

12 MR. IANNACITO: Yes. It also includes
13 the area in the right-of-way, so it becomes a
14 larger area.

15 THE CHAIRPERSON: Any other comments?

16 MR. LUCA: I like it.

17 MR. MCINTYRE: It looks good.

18 THE CHAIRPERSON: I make a motion to
19 send Application 16-35 along to the Planning
20 Board with a recommendation of approval.

21 MR. MCINTYRE: Second.

22 THE CHAIRPERSON: All in favor.
23 (All aye.)

24 MR. IANNACITO: Thank you. Have a
25 nice evening.

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2 THE CHAIRPERSON: Next up is the
3 application for number 16-56, 18 Forbes. Good
4 evening.

5 MR. DEMASI: Good evening. Hi. My
6 name is Lou Demasi. I'm the architect on
7 behalf of the applicant.

8 What we're proposing to do here is to
9 rebuild a house on the existing lot. The
10 existing house -- I'll swing back and forth --
11 the existing house is shown as the dotted line
12 here. It doesn't really work well with the
13 site. The driveway is very close to the
14 corner, and it made it hard to kind of think
15 about doing a decent addition on here for what
16 the homeowners' need. So the ultimate
17 decision -- plus, the foundation was in poor
18 shape so to do a second floor addition was
19 going to be tough to this house. So we
20 ultimately decided to pursue a new house. What
21 we ended up doing was reposition the driveway a
22 little further down located here. It makes it
23 better pulling out of the driveway, not getting
24 into an accident kind of situation. In doing
25 so, we are also moving the house away from the

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2 neighbor's side and it gives us an opportunity
3 for a better back yard.

4 Also, in looking at the site -- I'll
5 show you some pictures -- it's really a neat
6 neighborhood. There's a lot of eclectic
7 designs. We have next to it a nice brick home,
8 across the street is a nice Tudor house on
9 either side, and then down the street a little
10 bit more, more traditional homes like a cape
11 and a more colonial house. So that kind of
12 helped me with the design in doing this new
13 house here. We're going to go with very
14 traditional materials, traditional for nowadays
15 anyway, HardiePlank siding, a gray color, white
16 trim, white windows, asphalt roof, and, you
17 know just a very classic look with the windows
18 with a four over one design.

19 Let's see. Back also with the site,
20 having a previous discussion with the home
21 owner just now, there are some trees that are
22 on the property that need to come down. It's
23 not a matter that the homeowners want them to
24 come down, it's more of a matter of safety.
25 There are two trees that located in this

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2 position here that were looked at by an
3 Arborist and they were deemed to be
4 problematic. There is a hole in one that's
5 going to rot away and the other one has a
6 split. There is also another tree that's on
7 the curb located here that was recently taken
8 down by the town. So it's not a matter that
9 the homeowners want the trees to come down,
10 it's a matter of necessity. So I'm sure that's
11 going to be brought up tonight as a way of
12 looking at the site.

13 We are working on a landscape design
14 that we will have for the Planning Board when
15 we get to that stage, and that's basically it
16 for me. If there are any questions, I would
17 like to address them.

18 THE CHAIRPERSON: So the tree that was
19 taken down was probably in the right-of-way, is
20 that --

21 MR. DEMASI: The tree that the town
22 took down?

23 THE CHAIRPERSON: Yes.

24 MR. DEMASI: Yes, it was in the
25 right-of-way.

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THE CHAIRPERSON: Do you know if they have plans of replacing it with something?

MR. DEMASI: Yes. We're working on a landscape plan. Obviously, we're not going to be doing that caliber of tree, but we're going to come up with a landscaping plan to, you know, satisfy the homeowners.

THE CHAIRPERSON: If it's in the right-of-way, would the town replace it?

MS. UHLE: Sometimes they may or sometimes they may ask an applicant to replace a tree in the right-of-way but then the town would be responsible for maintaining it. I could check with the highway superintendent to see if there are any plans there. Certainly, as part of the landscape plan, maybe you would like to propose some larger canopy trees to replace the couple that you're taking down.

MR. DEMASI: We're working with a reputable landscape architect who has done work in Eastchester, so we'll come up with a decent plan.

THE CHAIRPERSON: Any questions from the board or do you want me to open it up?

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MR. MCINTYRE: You can open it.

THE CHAIRPERSON: I would like to make a motion to open up application -- what's the number?

MR. DEMASI: 16-56.

THE CHAIRPERSON: -- 16-56 for 18 Forbes Boulevard.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Now is a good time to come up and talk about this one.

MR. OESTREICHER: Thank you. You know, I just find that whether it's sometimes the town itself or sometimes people putting in a new house, people are overly trigger happy to get rid of those trees, and we always hear that they're going to be replaced and it's going to be wonderful. We had right at 19 Forbes Boulevard a beautiful tree that must have been close to a hundred years old, and it never posed any kind of a danger, but each year it was thinned out until it was nothing but a toothpick, and finally it was killed and the

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whole thing had to be knocked down, and the town eventually tried to make us feel happy by putting up a little sapling there. You have to wait another couple of generations until you get a tree like that. There are perfectly beautiful giant trees that have been taken down around that property at 18 Forbes Boulevard that, since we've had our own place since 1972, have never posed any safety danger of any kind. I do realize sometimes you have to trim around the wires, but people are overly trigger happy and those trees, they give you privacy, they give you beauty, they give you quiet. It's the trees that you want to look at when you look across the street. You don't just want to great big wall of someone else's house. I think having giant trees around the house, not something we have to wait another hundred years to grow back, is so important. It ought to be considered as much a part of the zoning as the color of the house or anything else.

Imagine you're having a quiet little dinner all to yourself or with your family and suddenly pop out of the sky somebody lands in

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your dinner plate. You want to quietly eat your dinner and not be looking at a perfect stranger the whole time. I'm not talking about any individual, I'm talking about the unwanted intrusion of a giant wall that you're staring at instead of beautiful trees and a garden. I think that really ought to be taken in the strongest consideration. There's quite a few people that I've talked to around the street that just lament to see what was really the glory of Eastchester, Forbes Boulevard, with these giant trees and so many of them are gone, some by the town, some by private individuals, and just thoughtlessly, needlessly, and it really does detract from the quality of life. It really does. So I hope that would be taken in the strongest consideration and not just think you could easily replace a giant tree with a little sapling which will take three more generations to grow up to do the same job.

So anyhow, thanks for listening.

THE CHAIRPERSON: Thank you.

MS. GRANDEFELD: Good evening. I'm Diane Grandefeld, 20 Forbes Boulevard. We want

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1 to welcome our new neighbors. We're excited
2 about that.

3 So I only have one question, which is
4 that is -- I don't know whether studies have
5 been done as to what the actual, you know,
6 ground is, what will be underneath the ground,
7 but if for some reason when the footings are
8 dug down to put that new foundation in for this
9 house, if it's for some reason not able to be
10 done -- for instance, we all know California
11 Ridge, ridge being the operative word, there's
12 a lot of rock, etcetera, underneath all of our
13 homes, all the areas -- if there is going to be
14 a change in how the home will be situated on
15 the property, would neighbors be notified and
16 what percent of change would have to occur
17 before it would come back to Architectural
18 Review?
19

20 MS. UHLE: I can answer that. If it
21 were going to change in terms of how it was
22 situated, unless we're talking about a couple
23 of inches one way or the other, it would have
24 to come back to the Architectural Review Board
25 and the Planning Board again. I don't believe

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1 that that has ever happened where somebody
2 because of rock -- they may have decided not to
3 build a basement or something like that, but I
4 don't think that's every occurred where
5 somebody had to actually relocate the house.
6 The ARB is looking more at the aesthetics of
7 the architecture. When it gets to the Planning
8 Board, they're actually looking at the site
9 planning issues, which includes the placement
10 of the house and the placement of the driveway.
11 So if those were to change, it would have to
12 come back before the board and you would be
13 notified.
14

15 MS. GRANDEFELD: Okay. Thank you very
16 much.

17 THE CHAIRPERSON: Anyone else for 18
18 Forbes? Board members, any questions or
19 comments?

20 (No comments.)

21 THE CHAIRPERSON: Do you have
22 materials with you or it's just the listing?

23 MR. DEMASI: I have a listing on the
24 drawings. The siding is going to be a
25 HardiePlank. We're going to do a shingle at

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1 the top and beveled siding on the bottom which
2 is going to be a gray color just like the
3 rendering.

4 MR. LUCA: What type of shingle?

5 MR. DEMASI: I'm sorry.

6 MR. LUCA: What type of shingle.

7 MR. DEMASI: It's a HardiePlank
8 shingle.

9 MR. LUCA: HardiePlank.

10 MR. DEMASI: Yes.

11 MR. LUCA: And the clapboard as well?

12 MR. DEMASI: The clapboard will be
13 HardiePlank.

14 MS. NEMECEK: In the same color?

15 MR. DEMASI: Yes. It just gives it a
16 nice appearance when you use two different
17 textures, and it's going to be offset by a
18 white band that breaks it up a little bit. All
19 the trim is AZEK, the composite material, it's
20 going to be white. The front door is going to
21 be a natural mahogany color. We're going to go
22 with the garage is also mahogany color in a
23 composite material. The roof shingles are
24 going to be a Grand Manor architectural asphalt
25

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1 shingle, and the stone is just going to be a
2 natural stone for the fireplace.

3 MR. LUCA: How about the windows?

4 MR. DEMASI: I'm sorry.

5 MR. LUCA: What type of windows?

6 MR. DEMASI: The windows will be
7 Andersen white.

8 MR. LUCA: SDL?

9 MR. DEMASI: Simulated divided light,
10 yes.

11 MR. MCINTYRE: The rear terrace, is
12 that blue stone also?

13 MR. DEMASI: That will be a blue
14 stone, yes, and the pergola above it will be
15 white in color. It's not going to be pressure
16 treated or anything, it's just going to be
17 white.

18 MR. MCINTYRE: Just a matter of
19 interest, you show a couple of steps off each
20 of those sliders off the family room and
21 breakfast room; you have to step down onto that
22 terrace?

23 MR. DEMASI: Correct.

24 MR. MCINTYRE: Is there any reason you
25

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can't elevate the terrace so there's not two steps into the house?

MR. DEMASI: I, personally, don't like the look of raising the terrace and having too much of a step because then you'll have to have a railing around it. So an easier way to do it is to provide one step when you step down from the slider and then have a patio that's on grade. So it's lower to the ground and you don't need a railing.

MR. MCINTYRE: But you actually have two steps.

MR. DEMASI: Yes. It will be one step to the door and then one step down to the patio. The patio looks better when it's just lower to the ground.

MR. MCINTYRE: It actually looks like three steps.

MR. DEMASI: Yes. So here's your step one, two, and then your patio.

MR. MCINTYRE: Right. So it's three levels.

MR. DEMASI: Yes.

MR. MCINTYRE: That just an

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observation.

MR. DEMASI: It's going to be a field thing, you know, with the grades and stuff. Obviously, if we could eliminate a step, we would like to do that. Again, the terrace, I don't want it to be raised up too much out of the ground.

MR. MCINTYRE: It's a little cumbersome stepping in and stepping out. If it was on grade, I think it would be more -- that would be my preference. But again, I just wanted to ask the question.

Can you put the rendering up again, please. So the stone, is that all like a cultured stone or is it natural stone?

MR. DEMASI: Yes, it's going to be a cultured stone two inches thick and it's going to be applied with a wired mesh.

MR. MCINTYRE: Do you have any visual sort of representation of that color?

MR. DEMASI: It's in its natural color.

MR. MCINTYRE: My eyes are not that good.

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MR. DEMASI: I'll bring it to you.

The brownish color.

MR. LUCA: The foundation is just stucco?

MR. DEMASI: It's not stucco, it's a cement wash which is going to be cement color. It's usually hidden by shrubs and stuff, so there is not too much stuccoing we have to do with that.

MR. MCINTYRE: Anybody else want to see this? I guess the lighting --

MR. DEMASI: So the light fixture is similar style to what's on here; two at the front door and we're going to be locating two at the garage and also outside of the patio we'll locate another two on the other side of the door.

MS. NEMECEK: And the side door with the portico; right?

MR. DEMASI: Correct, yes. Thank you.

MR. LUCA: The trim around the windows is --

MR. DEMASI: Is a white AZEK, yes.

MR. LUCA: What dimension is that; is

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that five and a half inch?

MR. DEMASI: Five quarter by six.

MR. LUCA: Did you think about doing a historical sill below the window?

MR. DEMASI: We could look into that, yes.

MR. LUCA: I think that would work better with this house and make it more traditional.

THE CHAIRPERSON: Also the gutters and liters.

MR. DEMASI: Are going to be baked aluminum white.

THE CHAIRPERSON: Margaret, is it not customary to put them on the plans? We haven't been seeing them lately.

MS. UHLE: It seems to be something that architects leave off. Definitely in the renderings they do, but we haven't been seeing them on the plans.

MR. MCINTYRE: They have the gutters on but not the liters.

MR. DEMASI: Liters, yes, they're located on the site where they need to come

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down to the drainage, because we have to work out the drainage for this site. So the engineer is going to tell me exactly where they need to be.

MR. LUCA: Hopefully they're going to sit on the AZEK corner boards.

MR. DEMASI: I would prefer that, yes. I would prefer that.

MR. MCINTYRE: So there's going to be a landscape plan coming as part of the application?

MS. UHLE: Yes, that's required for the Planning Board, the storm water management plan and the landscape plan. I know the applicant is working on that. As long as you brought that up, I was going to say I do agree with this gentleman, you know, his concerns, but I think unfortunately when you have Arborists saying the trees aren't safe, which is usually the reason that the Highway Department cuts down trees, they hate to cut down trees, but if there is any concern about the quality of the tree, it's hard to require that an applicant keep a large tree once we've been put

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on notice that there may be some problems with it. But I do think the landscape architects sometimes focus too much on the shrubs and the perennials and things and not enough on maybe reintroducing some canopy trees, even though they're small, maybe of a somewhat significant caliber and also some small flowering trees. So if you could speak with your landscape architect about when they do provide a landscape plan to show which trees are going to be removed and maybe encourage him to introduce, especially along the street-scape -- not in the public right-of-way but the general street-scape -- some canopy trees and flowering trees.

MR. DEMASI: I'll work with the landscape architect to do that. I have to say again, it's not the preference of the homeowners to knock down the trees. They want to be shielded from neighbors as well, but there are certain trees that need to come down. It's not a question of keeping them.

(Discussion from the audience.)

MR. MCINTYRE: That was the town that

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did that?

MR. OESTREICHER: That was the town. And then they tried to make us happy by putting in a sapling, but I'll have to be a hundred and fifty years old and still in the same place to see what used to be there.

MR. JOYCE: Hi. My name is Pete Joyce, I'm the owner of 18 Forbes. We brought two Arborists in. We're not trying to cut down any trees. We want to keep the way Forbes looks, that's why we bought on the street. Those two trees that have to come down, the town took the one tree that was actually growing into the street. So they decided to take that down. The two on the right, we don't want to take them down. It's not affecting our house in any means. If anything, it's a negative towards us. We're into keeping as many trees as we can. The Arborist that we did bring, he was all about -- my wife was there -- keeping as many trees as we can. We're cutting the minimum down we can. We want to keep the bigger trees. We understand the aesthetics. It costs me more money to plant the trees.

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We're not trying to cut any trees down, but the two on the right he did say there's a big hole in one and a split in the other. They're beautiful trees in the perfect location for our house, we would love to keep them. So any trees that we can keep, we are keeping. We understand his concerns. The one that the town cut was literally growing into the street, which we don't want. We want to the keep the street the way it is, that's why we bought in the area.

THE CHAIRPERSON: Are there any trees there that are remaining?

MR. JOYCE: Yes. There are two that are actually encroaching into the house right now that they actually cut one of the gutters out, they have to come down; there's one on the left that is -- there's two on the left that are staying; there's one in the right rear corner that's staying; and there's only one big one in the back we're cutting down. So we're only taking down the trees that are encroaching on the plan right now.

MR. MCINTYRE: The two on the left

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1 side.

2 MR. JOYCE: There's two on the left.
3 We're moving the house so we have more space.
4 If you look at the back, there are actually
5 trees that killed the foundation, they grew out
6 of the foundation and ruined the foundation, so
7 those have to come down, and there's a huge one
8 in the back that's dead, almost falling that
9 has to come down, and then there's a nice Maple
10 on the right-hand side that we're keeping,
11 we're just going to trim off -- we don't want
12 to take any trees down. We want to keep them
13 because we want to keep the aesthetics the way
14 it is. We don't want to plant small trees. I
15 agree with him.

16 THE CHAIRPERSON: Thank you. We need
17 to close the public hearing on this one?

18 MS. UHLE: Yes.

19 MR. MCINTYRE: I just have one other
20 question. Is there any sort of underground
21 tank currently on the property?

22 MR. DEMASI: Underground tank?

23 MR. MCINTYRE: Yes. Like any sort of
24 oil tank that's there right now. Everything is

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1 good? Okay.

2 THE CHAIRPERSON: I would like to make
3 a motion to close the public hearing for
4 Application 16-56, 18 Forbes Boulevard.

5 MR. MCINTYRE: Second.

6 THE CHAIRPERSON: All in favor.
7 (All aye.)

8 THE CHAIRPERSON: Do you want to make
9 a motion?

10 MR. MCINTYRE: Yes. I would like to
11 make a motion on Application 16-56 located at
12 18 Forbes Boulevard, that we pass this
13 application on to the Planning Board with some
14 minor comments. Do you want to outline those
15 comments?

16 MS. UHLE: Yes. I think they were
17 just consider using the historical sill under
18 the windows, in your landscape plan be clear
19 about trees to be removed, remain, and ones
20 that will be introduced. Did you have a
21 comment about the back patio as well?

22 MR. MCINTYRE: That was really just an
23 observation. I don't necessarily want to have
24 that as a requirement.

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1 MS. UHLE: I think it was just those
2 two then.

3 MR. MCINTYRE: Okay. So based on
4 those, I would like to make a motion to pass
5 this on; do I have a second?

6 MR. GARCIA-BOU: Second.

7 MR. MCINTYRE: All in favor.

8 (All aye.)

9 MR. DEMASI: Thank you for your time.

10 THE CHAIRPERSON: Also, when you do go
11 to the Planning Board, please bring samples of
12 the materials.

13 MR. DEMASI: Yes, I will.

14 THE CHAIRPERSON: I believe that's it,
15 Margaret, for this evening?

16 MS. UHLE: I think you need to adopt
17 some of the minutes, actually many of them.

18 So you have April 7th, 2016. Everyone
19 attended that meeting except for Silvio.

20 MR. MCINTYRE: I would like to make a
21 motion that we approve the meetings minutes for
22 the meeting April 7th; do I have a second?

23 THE CHAIRPERSON: Second.

24 MR. MCINTYRE: All in favor.

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1 MS. NEMECEK: Aye.

2 MR. MCINTYRE: Aye.

3 THE CHAIRPERSON: Aye.

4 MR. GARCIA-BOU: Aye.

5 MR. MCINTYRE: April 7th is done.

6 MS. UHLE: Then May 5th, 2016, Laura,
7 Silvio, and Enda attended that meeting.

8 THE CHAIRPERSON: I would like to make
9 a motion to approve the minutes for May 5th,
10 2016.

11 MR. MCINTYRE: Second.

12 THE CHAIRPERSON: All in favor.

13 MR. MCINTYRE: Aye.

14 THE CHAIRPERSON: Aye.

15 MR. LUCA: Aye.

16 MS. UHLE: June 2nd everyone except
17 Enda.

18 MS. NEMECEK: I make a motion to
19 approve the minutes of June 2nd. All in favor.

20 THE CHAIRPERSON: Aye.

21 MR. LUCA: Aye.

22 MR. GARCIA-BOU: Aye.

23 MS. NEMECEK: Aye.

24 MS. UHLE: September 1st, 2016

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everyone except Enda, although he is here this evening.

THE CHAIRPERSON: Make a motion to approve the minutes for September 1st, 2016.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

MS. NEMECEK: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: Aye.

MR. LUCA: Aye.

MS. UHLE: All right, you're all caught up.

THE CHAIRPERSON: Thank you very much and good night.

(MEETING ADJOURNED.)

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CORRECTION SHEET

PAGE

CORRECTION

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

STATE OF NEW YORK)
) Ss.

COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a 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 October, 2016.



DINA M. MORGAN

Court Reporter

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