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TRANSCRIPT OF  
TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING  
TOWN OF EASTCHESTER  
NOVEMBER 3, 2016  
BUILDING AND PLANNING DEPARTMENT

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

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THE CHAIRPERSON: So I would like to  
make a motion to approve the minutes for the  
October meeting.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: On to our first new  
business, Application 16-63, 7 Forbes  
Boulevard.

MR. IANNACITO: Good evening. My name  
is John Iannacito. I'm an architect and I'm  
representing Mr. and Mrs. Bucolo this evening.  
We are proposing additions and alterations to  
the existing single family residence located at  
7 Forbes Boulevard. The scope of work will  
include a second story addition over the  
existing footprint and a new entry portico at  
the front of the existing residence.

I'll go to the second floor plan,  
which basically consists of a reconfiguration  
of the existing bedrooms and bathrooms and then  
an addition of a new playroom over the garage  
space. There's no work on the first floor or  
the basement, just on the second floor.

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THE CHAIRPERSON: Welcome. Good  
evening. Welcome to the November 3rd  
Architectural Review Board meeting for  
Eastchester. Would you please rise for the  
Pledge of Allegiance.

(Whereupon the Pledge of Allegiance  
was said.)

THE CHAIRPERSON: Roll call, Margaret,  
please.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: We have one set of  
minutes for October for approval. Everybody's  
here; right? Does anybody have any comments  
about the minutes?

(No comments.)

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Here's the front elevation showing the  
second story addition over the existing  
footprint, the new entry portico with a railing  
above, and the space above the garage. Also,  
we're proposing a canopy over the new garage  
door. Here's a rendering showing the finished  
materials. On the siding, we're proposing  
HardiePlank siding in a deep ocean blue finish.  
The stone veneer at the base here is existing  
and will remain. The roof surface will be  
asphalt in an oyster gray finish, windows will  
be vinyl clad in a white finish, the trim  
boards will be painted AZEK in a white finish,  
gutters and leaders are aluminum with a white  
finish, the front entry door will be fiberglass  
in a mahogany finish, the overheard garage  
doors will also be fiberglass in a mahogany  
finish, and the railings above the portico will  
be a vinyl in a white finish. I have samples  
of the siding, AZEK, the roof.

Thank you, and I'll be happy to answer  
any questions you might have.

MR. GARCIA-BOU: I just have a  
question. On your site project site photos the

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front elevation, on your rendering you're showing three windows and --

MR. IANNACITO: The first floor -- right now they have an open permit for the alterations to the first floor. So they're in the process of doing the first floor alterations. So those will be the new windows in the front in the living room and dining room.

MR. GARCIA-BOU: Okay.

MR. MCINTYRE: So on elevation 1 on A2, John, the front elevation, it does call out for both existing windows either side of the front entry door as existing to remain?

MR. IANNACITO: They're probably installed by now. I don't know when I took those photos. They do have open permit for first floor interior alterations that they pulled maybe a month and a half ago. They're also building a -- this existing patio in the back here, it's a raised patio, that's in the process of being constructed today also. They wanted to get started with this patio because it's getting cold, and we're not going to get

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an approval on this until probably the middle of December.

MR. MCINTYRE: Okay.

MR. GARCIA-BOU: The entry door is also --

MR. IANNACITO: The entry door will be this size. It's shown on the approved plan.

MR. GARCIA-BOU: This is on the permit or different?

MR. IANNACITO: It's shown on the open permit, yes. It's a 3 foot door with two side lights.

MR. MCINTYRE: The rationale as to why it's sort of a two prong filing was just to try and get --

MR. IANNACITO: Just to get the foundations done before the winter.

MR. MCINTYRE: Okay.

THE CHAIRPERSON: Where are the -- other than the patio, is there any other foundation work?

MR. IANNACITO: No. Just the portico, but that's part of this application.

THE CHAIRPERSON: I know you said

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they'll be white gutters and leaders, but I don't see them anywhere.

MR. IANNACITO: I could add them to the elevations. We're going to try to keep them tight to the corner so they line up with the trim boards on the corner which will also be white.

THE CHAIRPERSON: If you could, please.

MR. IANNACITO: Yes, I could add them to the elevations for the Planning Board.

THE CHAIRPERSON: Any other comments?

MS. NEMECEK: Is there existing lighting already on the first floor or are you going to add that?

MR. IANNACITO: Well, we're going to add a light in the ceiling of the portico and lights in that new canopy over the garage door, some down lights basically, and then there's a French door in the back which we could add sconces over here, and then there's a French door that leads into the basement where we could add some lights there too. So I could add those to the drawings for the Planning

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Board review.

MR. GARCIA-BOU: The AC units, where are they going to be located?

MR. IANNACITO: So they're on the side here, Bevan Place side, the condensers.

THE CHAIRPERSON: They're there already or --

MR. IANNACITO: They're there already, yes.

THE CHAIRPERSON: I would like to make a motion to open up Application 16-63 for a public hearing.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Is there anyone here that would like to discuss this application from the neighborhood?

MR. MCINTYRE: Or from the school?

THE CHAIRPERSON: Any questions? I guess not.

(No comments or questions.)

THE CHAIRPERSON: I make a motion to close Application 16-63 for the public hearing.

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MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Any other further  
comments from the board or questions?

MR. MCINTYRE: Just on the rendering  
and on the elevation, is there any sort of  
other detailing other than sort of the AZEK  
sort of trim around the windows; is there  
any --

MR. IANNACITO: We'll probably have a  
small crown running right where the soffit  
meets the freeze board.

MR. MCINTYRE: Any sort of a sill or  
anything underneath the windows? It just looks  
a little blank and almost flat.

MR. IANNACITO: I mean, we could beef  
up the trim. It's going to be a three and a  
half inch flat trim around the sides and  
then it -- well, the sills on these Andersen  
windows --

MR. MCINTYRE: Is there a window sill  
at all?

MR. IANNACITO: The most you could do  
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is picture frame these windows.

MR. LUCA: You could buy an AZEK  
historical sill.

MR. IANNACITO: You would have to  
create a sill underneath.

MR. MCINTYRE: Right, because they're  
crank casement; right?

MR. IANNACITO: Yes. Most of the new  
Andersen windows don't actually have -- I mean,  
they have a little slope, but it doesn't stick  
out that far. Unless you create a sub sill and  
then put an apron underneath it.

MR. GARCIA-BOU: I think you probably  
need an apron underneath that.

MR. IANNACITO: Okay.

THE CHAIRPERSON: Are they simulated  
divided lights?

MR. IANNACITO: Yes.

MR. GARCIA-BOU: The garage doors are  
wood?

MR. IANNACITO: No, fiberglass.  
There's a catalogue.

THE CHAIRPERSON: There it is. Can  
you send it down? It didn't go to the other

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end.

MS. UHLE: I'll send everything down.

MR. IANNACITO: I got three things I  
need to add: Lighting, gutters and leaders,  
and an apron at the windows.

THE CHAIRPERSON: Correct. I guess  
the second floor windows. The windows that are  
on the HardiePlank. The other ones --

MR. IANNACITO: Well, the only place  
that has the stone is that base right here in  
the front. The rest of it is all siding. It  
doesn't wrap around the building, the stone.

MR. GARCIA-BOU: Does the garage door  
have a door on it?

MR. IANNACITO: No. It's an overhead  
door.

MR. GARCIA-BOU: It's just an overhead  
door?

MR. IANNACITO: Yes.

THE CHAIRPERSON: I would like to  
recommend Application 16-63 along to the  
Planning Board with a recommendation of  
approval.

MR. MCINTYRE: Second that.

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

MR. IANNACITO: Thank you.

THE CHAIRPERSON: Up next is  
Application 16-38, 51 Joyce Road.

MR. BARBUTI: Good evening. David  
Barbuti, architect for 51 Joyce Road.

The proposal is a second floor  
addition to the existing one family dwelling.  
We are proposing a two story garage addition to  
the right side. Years ago, there was an  
addition and alterations done to the house.  
We're now going to put the garage back inside  
the structure and eliminate the outdoor parking  
off of Dorchester.

The second floor addition, as I spoke  
about, we're looking to do vinyl siding in a  
flagstone finish, pewter gray, light blue  
gutters and leaders, and fiberglass Thermatru  
mahogany door, fiberglass columns at the front  
portico, and a Clopay steel insulated carriage  
style doors for the garage. We're carrying a  
small roof across the front with some Fypon  
brackets just to give a little bit of depth to

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2 the house. I've got samples of the materials  
3 here.

4 THE CHAIRPERSON: Are they simulated  
5 divided lights or grid within the glass?

6 MR. BARBUTI: Excuse me.

7 THE CHAIRPERSON: The windows, are  
8 they true divided lights or simulated divided  
9 lights?

10 MR. BARBUTI: Simulated.

11 THE CHAIRPERSON: The circular vent,  
12 there's like three of them on the --

13 MR. BARBUTI: On the louver?

14 THE CHAIRPERSON: Yes. Are they all  
15 needed, you know, functionally? The one on the  
16 front looks a little awkward with the oval  
17 window to me.

18 MR. BARBUTI: I could eliminate that,  
19 that's not an issue.

20 THE CHAIRPERSON: Okay.

21 MR. MCINTYRE: So I have a couple of  
22 questions. I'm familiar with this particular  
23 site and home, and I guess what I'm struggling  
24 with in terms of looking at the front elevation  
25 is that, you know, there's quite a bit of

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2 stuff -- I'll use that word -- there's quite a  
3 lot going on in the front elevation. Half of  
4 the sort of ground floor elevation is taken up  
5 with these two garage doors, which I think is a  
6 little overpowering just in terms of sort of  
7 first impressions looking at the front  
8 elevation. Is there an opportunity to change  
9 the orientation of the garage doors to the side  
10 of the house so that maybe that side could be  
11 utilized so that you could do something more  
12 symmetrical so that the front of the house  
13 doesn't necessarily -- is not overwhelmed by  
14 these two garage doors? Currently there is  
15 access and off-street parking on the right-hand  
16 side of the house.

17 MR. BARBUTI: Right. There's, I  
18 guess, two exterior spaces.

19 MR. MCINTYRE: Right. Your garage  
20 does look like it's 20 by --

21 MR. BARBUTI: 20 by 20. I guess I  
22 could spin it towards the side.

23 MR. MCINTYRE: Do you kind of see what  
24 I'm saying in terms of the front elevation  
25 where, you know, it's imbalanced where you have

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2 these two sets of doors on the right-hand side  
3 and there is kind of no great symmetry to the  
4 front elevation?

5 MR. BARBUTI: I could move them.

6 MR. MCINTYRE: Would that be something  
7 that -- I think visually and from an  
8 architectural standpoint I think the front of  
9 the home if you could put some windows where  
10 you could, you know, balance that front  
11 elevation, I think that would make it a better  
12 looking home from the front.

13 MR. BARBUTI: The only thing would be  
14 that it would be just 10 feet to the property  
15 line at that point. If they had any company,  
16 the car would be actually hanging off.

17 MR. MCINTYRE: Well, I'm sure you're  
18 not going to be able to park seven cars, you  
19 know, in your driveway.

20 (Discussion from the audience.)

21 MR. BARBUTI: That parking space is  
22 actually 20, 25 feet back from the property  
23 line.

24 MR. MCINTYRE: So that side yard is 10  
25 feet, that's all it is?

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2 THE CHAIRPERSON: After they build the  
3 extension.

4 MR. GARCIA-BOU: This is a corner lot;  
5 right?

6 MR. MCINTYRE: Yes.

7 THE CHAIRPERSON: What if you made a  
8 double door instead of two single doors?

9 MR. MCINTYRE: I just think that, you  
10 know, there's really no symmetry between the  
11 left side and the right side.

12 THE CHAIRPERSON: It almost looks like  
13 what was on the left is existing and what's on  
14 the right is going to be an addition, but  
15 really the whole thing is an addition so you  
16 have the opportunity to make it a little bit  
17 more --

18 MS. NEMECEK: Cohesive. And the  
19 dormer looks a little out of scale. It looks a  
20 little too small.

21 MR. BARBUTI: Okay.

22 MR. MCINTYRE: We understand that, you  
23 know, you have a specific requirement and that  
24 should certainly be part of the design process,  
25 but I think to Jennifer's point and to Laura's

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comment, this is a pretty significant renovation, and I just think that these two rather large 9 by 7 garage doors side by side, you know, that's a pretty overwhelming statement. It's half of the, you know, lower elevation of this home.

MR. BARBUTI: That's one of the reasons why I put the roof over the top, to try to break it up.

MR. MCINTYRE: But that doesn't necessarily -- there's no symmetry. There's no balance on the elevation.

MR. BARBUTI: Not everything has to be symmetrical; right? Many buildings are asymmetrical. I mean, it's clear the client, you know, is looking for this. I want to work with the board. I don't want to go back and forth. If I put the doors on the side, they're not going to be able to achieve what they need to achieve parking wise.

THE CHAIRPERSON: I think we're understanding that, but we're still looking to make the whole picture look better. So if, perhaps, making it into one double door, that's

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one thing, but that doesn't really solve the issue of the whole thing looking really very asymmetrical and looking like you're making an addition on one side when really you're making the addition on both. You have the opportunity -- it's all new, right -- you're going up on the second floor so --

MALE SPEAKER: The shed roof we could lower it and kind of make it more symmetrical and maybe put a patio in front of that window.

MR. BARBUTI: I could change that to a triple instead of a picture window.

THE CHAIRPERSON: Like a little porch on the other side?

MS. NEMECEK: That might balance out the garage, but I'm not so sure.

MR. LUCA: Honestly, I don't mind the garage doors on the front. I think the issue is that you're not showing enough detail on the garage doors so you're kind of losing it. Maybe if you do an arch top garage door and you have more detail on the garage. The line weight you're losing it with the grill pattern. I think if you did something like that, it

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would help the elevation a lot. Again, I don't mind -- I definitely think it should one hundred percent have two garage doors, not one, if it's on the front elevation.

Unrelated, the master bedroom window should be centered on the window below. It's like 1 foot 3 off centered. And again, the dormer, I'm not sure what dummy dormer really means, you're not getting light through it, it's just kind of for aesthetics. Again, I don't mind that, I think it should be a little bit larger scale wise if it's going to be there.

MS. NEMECEK: It just seems bottom heavy and imbalanced. I don't know if it's just alignment or if the porch idea would work. I'm not so sure.

MR. LUCA: I have another suggestion. Are you set on having the double door front door? Again, scale wise if you had a single door with a side light and a side light, it would probably have more interest that way as well.

MALE SPEAKER: How wide?

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MR. LUCA: 3 foot. You could get a 42 inch door if you want a wider than normal door. Your front entryway. No one ever opens both doors unless you're on Dynasty. You'll add a little bit more glass detail, and I think it will help the scale.

THE CHAIRPERSON: I agree with that, Silvio. It still takes up basically the same amount of space with the side lights, but it fits the home better.

MR. MCINTYRE: The old layout or the prior layout did have the garage at the front?

MR. BARBUTI: They eliminated that. I think there's a photograph. They actually made that a family room.

MR. MCINTYRE: All right. So you can cut a double curb cut for that garage?

MR. BARBUTI: It's one curb cut 20 feet wide.

MR. MCINTYRE: Is that shown on that new site plan? So do we want to open it up to the public and see if anyone is here?

THE CHAIRPERSON: Sure.

MR. MCINTYRE: So I would like to make

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2 a motion that we open Application 16-38 to the  
3 public hearing.

4 THE CHAIRPERSON: Second.

5 MR. MCINTYRE: Okay. Anybody here  
6 that would like to make any comment on this  
7 application, now is your time.

8 (No comments.)

9 MR. MCINTYRE: Nobody here. Okay.  
10 That being the case, I would like to make a  
11 motion to close the public hearing on this  
12 application.

13 THE CHAIRPERSON: Second.

14 MR. MCINTYRE: All in favor.

15 (All aye.)

16 MR. MCINTYRE: The public hearing is  
17 now closed on this.

18 MS. NEMECEK: Will there be any  
19 lighting on the front of the house?

20 MR. BARBUTI: Yes. Underneath the  
21 overhang there will be lights.

22 MS. NEMECEK: That should be passed  
23 along to the Planning Board.

24 MR. BARBUTI: Absolutely. We will  
25 most likely have coach lights on the outside of

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2 the front door, I'll show those, that's  
3 required by code, and also the sliding door in  
4 the back also required by code and we'll put a  
5 coach light there.

6 MS. NEMECEK: There's and existing  
7 paving stone walk, will that be replaced or is  
8 that going to remain?

9 MR. BARBUTI: Pavers in the rear?

10 MS. NEMECEK: In the front of the  
11 house.

12 MR. BARBUTI: The walkway will remain.

13 MS. NEMECEK: It will remain.

14 MR. BARBUTI: There's also a small  
15 patio in the back.

16 MS. NEMECEK: Okay.

17 MR. MCINTYRE: So where are we in  
18 terms of what can potentially be accomplished?

19 MS. UHLE: Why don't I summarize a  
20 couple of things and then tell me what your  
21 options are. It sounds like the overall  
22 recommendations are to kind of work with the  
23 drawings to create more symmetry and  
24 cohesiveness, design cohesiveness, and also to  
25 add additional detailing to make it a little

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2 bit more interesting and in balance, etcetera.

3 I think those are the general comments. Then  
4 some of the recommendations were to eliminate  
5 the louver vent on the front elevation, to show  
6 more detailed garage doors and Silvio  
7 recommended maybe an arched top or something  
8 like that, to center the master bedroom windows  
9 with the dormer over the existing first floor  
10 window and enlarge the dormer as well, and then  
11 also recommended a single door with lights on  
12 either side, rather than the double door, with  
13 two side lights, and also to show the proposed  
14 lighting to the Planning Board. I think those  
15 were all suggestions but you understand what  
16 the overall concept is.

17 At this point, if you were to ask the  
18 applicant to come back to the Architectural  
19 Review Board, that would be at the beginning of  
20 January because you do not meet in December.  
21 The Planning Board meets on December 1st.

22 THE CHAIRPERSON: Are we ready to send  
23 it off?

24 MR. BARBUTI: Is there something I  
25 could make the changes and go to the Planning

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2 Board so I could get that taken care of and  
3 then come back to you guys?

4 MR. MCINTYRE: Yes. Listen, I don't  
5 think anybody on this board is looking to sort  
6 of impose any hardship on you or the applicant.  
7 That's not in anybody's best interest. So in  
8 my opinion, yes is the answer. We're certainly  
9 not looking to slow this process down.

10 However, in my opinion, I just think that, you  
11 know, this project is kind of -- has been  
12 driven by these two large garage doors and, you  
13 know, possibly the parking requirement related  
14 to those.

15 MR. BARBUTI: Well, it's definitely  
16 driven by the need of my client.

17 MR. MCINTYRE: Right, and that's fine,  
18 but we have some degree of responsibility here  
19 to review -- the reason for this board is to  
20 try to have some sort of consistency and when  
21 renovations such as this -- you know, to have  
22 some sort of an overview to try to make them as  
23 good as they could possibly be because we all  
24 live in this neighborhood too.

25 So I would certainly like to see

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1 something that's a little bit more  
2 aesthetically pleasing and has some degree of  
3 merit to what it looks like from the front, and  
4 I have a little bit of a hard time just rubber  
5 stamping this and passing this on based on what  
6 I see here this evening.

7 So I'm just trying to understand what  
8 are the potential opportunities that you can  
9 keep this process moving so that when the  
10 Planning Board sees it, which is the next board  
11 to review this, that it can look better than  
12 what has been presented here this evening.

13 MR. BARBUTI: Is there a way that we  
14 could get something to the Planning Department  
15 as a PDF as an elevation that's revised and it  
16 could get distributed and you guys could review  
17 it if you could spend the time? I'm here to  
18 work with you guys. I've been doing this a  
19 long time and that's what I'm here to do.

20 MR. MCINTYRE: Well, I think we would  
21 certainly look to understand what the options  
22 are and then defer to you to see can you  
23 enhance what currently exists to make it -- you  
24 know, to make it a better elevation; right?

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1 MS. UHLE: Just to be clear, I think  
2 one option that you have -- I really prefer not  
3 to do e-mails behind the scenes and that kind  
4 of thing, especially when we don't have  
5 meetings, et cetera, that we could get on very  
6 thin ice for that for a number of reasons. I  
7 think if the applicant clearly understands the  
8 comments, which I'm assuming he does, then you  
9 could trust that he's going to make a concerted  
10 effort to be responsive to these comments,  
11 understanding that the garage doors under any  
12 circumstances are going to be in the front and  
13 make a concerted effort to be responsive. When  
14 it goes to the Planning Board, we always give  
15 the Planning Board meeting notes and indicate  
16 what your comments and concerns were so that  
17 they could see what was presented to you  
18 compared to what the new presentation is.

19 That being said, I could also let you  
20 see it. I just don't want to rely on that  
21 process too much.

22 MR. MCINTYRE: Ultimately, the  
23 Planning Board is going to have the same --  
24 they're going to have the opportunity to

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1 approve it or disapprove it as they sit fit.

2 MS. UHLE: Typically they do defer to  
3 it you. Unfortunately because the board does  
4 take the month break, that kind of makes it  
5 sometimes a little bit more difficult to ask  
6 applicants to come back. Of course you can  
7 always do that.

8 THE CHAIRPERSON: I don't think that  
9 that's our goal.

10 MS. UHLE: Exactly. So I think if the  
11 applicant really understands what the concerns  
12 are, those are things -- and I think a lot of  
13 the suggestions, you know, were very good and  
14 would probably make a big difference. So if  
15 you tried to address those, the Planning Board  
16 then at least will be in a position to compare  
17 what was submitted to you to what's submitted  
18 to them, and then if they still have problems,  
19 they have an opportunity to say, hey, you know  
20 what, we want you to go back to the ARB.  
21 Again, I know the applicants don't want to do  
22 that.

23 MR. MCINTYRE: We're looking to give  
24 you every opportunity to keep this moving,

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1 right, which is what you're looking for.

2 MR. BARBUTI: Right.

3 MR. MCINTYRE: But I think this front  
4 elevation needs to be better because whether,  
5 you know -- whether it is sort of reviewed by  
6 this board, it's certainly going to be reviewed  
7 by the Planning Board. So I just think that  
8 this needs some work in terms of these garage  
9 doors, and I think some of the other issues are  
10 easy fixes just aligning the master bedroom  
11 window and then the dummy dormer and I think  
12 reducing, you know, the double entry to one  
13 entry and possibly incorporating some site  
14 lights. Again, to Silvio's point --

15 MS. NEMECEK: Can I just interject one  
16 thing? The chimney, are you going to be having  
17 direct vent or will you be extending the  
18 chimney?

19 MR. BARBUTI: There was a chimney with  
20 a fireplace and a boiler. That's actually  
21 taken out. There will be a direct vent boiler.  
22 I believe it shows on the plan.

23 MS. NEMECEK: I just want to make  
24 sure.

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MALE SPEAKER: Do you want to go back to a one car garage or can we keep this two?

MR. MCINTYRE: Well, I think we need to see it. I think somebody needs to see it. This is not, you know, pick one from column A or pick one from column B. We can't make a decision like that. We're trying to move this along, you know, to give you the opportunity to, you know, keep pace with what you're looking to do and we're respectful of what this is for you and for your family. Listen, I'm the last one to look to try and, you know, put a roadblock up with regard to that, but I think just what we have to do as a board we want to try and make the right decision for ourselves as well as for the community.

MS. UHLE: Enda, are you saying you would like them to come back in January?

MR. MCINTYRE: No, I don't want to do that because I think that's unfair. I think we need to be able to communicate our comments and concerns to the Planning Board, and I think, you know, they will, I guess, look at this, and hopefully a revised version of this elevation

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which hopefully will take in strong consideration some of the comments that we've shared with you this evening, and I think then they have the opportunity to review it as the Planning Board and, you know, hopefully with some of the changes that you have made by that meeting they then could review it and, you know, then really they're going to render a decision one way or the other.

MS. UHLE: So I think you do understand what the comments are and --

MR. BARBUTI: I would be more than happy to address the comments.

MS. UHLE: And the Planning Board will just want to see that you have made an effort to address the comments. I think they're clear, and I think we covered all of the comments at this point, unless you had some additional ones.

MR. MCINTYRE: That's as good a result that you could get from this board so that you maintain your momentum moving forward. Obviously, there's some work to be done from a design standpoint, but you're still on track

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and as long as you could kind of fulfill some of these requests, then I think, you know, that's as good a result as you can get. Right?

MS. UHLE: Yes.

THE CHAIRPERSON: I think also, Margaret, in terms as a general comment on the whole thing is that it look more cohesive and less hodgepodge and less like it's two different, you know, additions when it really is just one new. You have the opportunity to make it look that way.

MR. MCINTYRE: I'm sure with some attention to what we talked about I'm sure you could get this back on track.

THE CHAIRPERSON: Okay. That said, I would like to recommend Application 16-38 along to the Planning Board with the suggestions --

MS. UHLE: With the recommendation that the drawings be revised as recommended.

THE CHAIRPERSON: Hopefully they can approve it with those changes.

MR. BARBUTI: Okay. Thank you.

THE CHAIRPERSON: Second that?

MR. MCINTYRE: Yes, second that.

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THE CHAIRPERSON: All if favor. (All aye.)

THE CHAIRPERSON: Next up is Application 16-34, 186 Old Wilmot Road.

MR. GEREMIA: My name is a Fred Geremia. I'm the architect for 186 Old Wilmot Road.

MS. UHLE: Would you mind just lifting the microphone up a little bit so you could speak into the microphone.

MR. GEREMIA: Raise it up a little bit?

MS. UHLE: Yes.

MR. GEREMIA: Is that better?

MS. UHLE: I think so.

MR. GEREMIA: This is a second resubmission, and I believe that I submitted along with the revised drawings an itemized list of the comments and how we treated each comment. If you would like to go over them one by one or --

So item number 1, there was a discrepancy between the floor plan and the front elevation. The windows and the column

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1 kind of didn't coordinate. So that's been  
2 taken care of.

3 Item number 2, the fascia board was --  
4 the comment was that it was too large. The  
5 recommendation was that it be 8 inches in  
6 height, we revised it to 10 inches.

7 THE CHAIRPERSON: What was it before;  
8 I'm sorry? It was recommended that you go down  
9 to 8 but what was it before?

10 MR. GEREMIA: Well, we didn't really  
11 have a dimension on it, but it was probably at  
12 least 12 inches --

13 THE CHAIRPERSON: Okay.

14 MR. GEREMIA: -- In size. The brick  
15 was called jumbo brick. It's not a jumbo size  
16 brick, that was just the name, so we eliminated  
17 the word jumbo from all the notations.

18 The quoins were a little bit out of  
19 scale, so we revised that, and they are 10 inch  
20 wide by 12 inches high as a nominal dimension.  
21 The height of the chimney varied in  
22 different -- there are two chimneys, so we  
23 raised it up to 3 feet above the adjacent roof  
24 as opposed to the recommendation it was 2 and a  
25

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1 half feet, so we revised it to 3 feet above any  
2 adjacent roof height.

3 The window grills were scattered a  
4 little bit so we revised all of those so that  
5 now all the grill patterns match and they  
6 coordinate with the window manufacturer.

7 The entry columns were revised to  
8 round columns or indicated to be round and also  
9 tapered, and we also put a cap and a base on  
10 those. There was brick above the front entry  
11 at the peak, and we revised that to HardiePlank  
12 wood siding.

13 The second story window, the comments  
14 were that it didn't really relate to the rest  
15 of the house, so we revised it to a stationary  
16 window with an arch and two flanking windows  
17 and there's also a small keystone at the peak  
18 of the arch.

19 The roof pattern was slightly out of  
20 scale, so we revised it so it's more in keeping  
21 with the scale of the rest of the house.

22 Also, there was a comment again about  
23 the second story window, that it didn't line up  
24 with the door and side lights on the first  
25

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1 floor, and now with the revised window it  
2 doesn't line up quite but it's more in keeping  
3 with the symmetry of that space. We also added  
4 trim to that entry hall window, a sill and trim  
5 at the head. Originally there was none. The  
6 light fixtures, we revised those to scale. So  
7 they're more to scale now. I have some cuts of  
8 the light fixture, the column, the quoins.

9 The last thing that we did do from the  
10 prior submission is we added a circular  
11 driveway within the property itself. The  
12 drawing that I have up on the podium is revised  
13 from what you have in your hands. In speaking  
14 to the Building Department, we found out that  
15 we had to keep a side yard -- a dimension from  
16 the side property line to the pavers themselves  
17 and a maximum dimension of 12 foot wide the  
18 paved area. So that's been revised, and I have  
19 those revised drawings with me.

20 Subsequent to that, you know, some of  
21 the impervious surface calculations changed, so  
22 I have a revised chart with those impervious  
23 surface changes on it.

24 THE CHAIRPERSON: As far as the floor  
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1 area ratio, all that space in the basement is  
2 not counted at all?

3 MS. UHLE: We don't have a floor area  
4 ratio. We go by gross floor area, which is  
5 slightly different. I'll tell you the reason  
6 it doesn't. It only counts under certain  
7 circumstances when the basement is raised out  
8 of the ground, and that's because -- if you  
9 look at it this way, if you have two houses  
10 that look exactly the same and both have  
11 basements, if I have an unfinished basement and  
12 I fill my up with junk, it doesn't count  
13 towards my gross floor area, if my neighbor has  
14 theirs nice and renovated, all of a sudden it  
15 counts towards their gross floor area. To us  
16 it's irrelevant how you use the space. For  
17 gross floor area what we're concerned about is  
18 more the visual impact and the bulk and the  
19 massing of what you see. So, yes, if it's  
20 below grade, it doesn't matter for gross floor  
21 area purposes whether you're using it or not.  
22 For real estate purposes, they'll add it into  
23 the gross floor area but not for zoning  
24 compliance.  
25

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2 THE CHAIRPERSON: And this is all  
3 below grade, even in the back?

4 MS. UHLE: Yes. I think what the  
5 zoning law says is if on average it's raised 5  
6 feet out of the ground then it counts.  
7 Otherwise, for a typical below grade basement  
8 it doesn't count towards floor area. Again it  
9 all is based on what you can see. You're also  
10 limited by the height of the house under any  
11 circumstances.

12 THE CHAIRPERSON: Any other comments  
13 from the board?

14 MR. GARCIA-BOU: The windows are true  
15 divided lights?

16 MR. GEREMIA: No, they're not.

17 One comment also I forgot to mention,  
18 there was a comment about the second story  
19 window, the distance between the second  
20 story -- the head of the first story to the  
21 second story sill, and it was recommended that  
22 we drop the sill down an additional 6 inches.  
23 So we did that in order to reduce that distance  
24 between the head and the sill.

25 THE CHAIRPERSON: In the front entry  
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2 area?

3 MR. GEREMIA: Everywhere. On all  
4 second floor windows.

5 THE CHAIRPERSON: So are the ceiling  
6 heights in general inside bigger than 8 foot?

7 MR. GEREMIA: Yes.

8 MR. LUCA: 10 and 9.

9 MR. GEREMIA: The first floor ceiling  
10 height is 10 feet, the second floor is 9 feet.

11 MR. MCINTYRE: And the garage, is that  
12 two car garage, one car garage?

13 MR. GEREMIA: It's a one car garage,  
14 although it's larger than -- it's kind of in  
15 between, but it is for a one car garage.

16 THE CHAIRPERSON: Did we keep this  
17 open?

18 MS. UHLE: I believe so, yes.

19 THE CHAIRPERSON: Anybody?  
20 (No comments.)

21 THE CHAIRPERSON: I guess we could  
22 close the public hearing at this point. I  
23 would like to make a motion to close the public  
24 hearing.

25 MS. NEMECEK: Second.

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

4 MR. MCINTYRE: So do we have samples;  
5 do we have a board with the samples?

6 (Hands Board samples.)

7 MR. MCINTYRE: So that's the color of  
8 the brick; right?

9 MR. GEREMIA: This.

10 MR. MCINTYRE: And it has that kind of  
11 dimpling effect on the front?

12 MR. GEREMIA: Excuse me.

13 MR. MCINTYRE: It has that dimpling  
14 effect?

15 MR. GEREMIA: Yes.

16 THE CHAIRPERSON: The quoins it said  
17 reduce to 10 wide by 12 high; they look in the  
18 picture like they're more 12 wide by 10 high.

19 MR. MCINTYRE: So all the stone is  
20 going to be natural, it's just machine to sort  
21 of --

22 MR. GEREMIA: Yes, it's all natural.

23 It's natural stone.

24 MR. MCINTYRE: But it's all going to  
25 be machine. I was going to say, wow, that's --

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2 THE CHAIRPERSON: Then above the  
3 windows that's precast; right?

4 MR. GEREMIA: Yes. All the  
5 windowsills are limestone precast sill.

6 MR. MCINTYRE: Can we see that? My  
7 eyesight is not as good as it used to be, can I  
8 see that board, please. I want to look at the  
9 mockup.

10 So all the quoins on the corners  
11 change in direction from, I guess, 90 degrees,  
12 they're all off-white; is that right?

13 MR. GEREMIA: They're off-white, yes.

14 MR. MCINTYRE: Do you have that color?

15 MR. GEREMIA: No, I don't.

16 MR. MCINTYRE: So that's going to  
17 match all of the trim?

18 MR. GEREMIA: Yes. The intention is  
19 that all the white be the same hue or the same  
20 shade, yes. There shouldn't be varying colors  
21 of white.

22 MR. MCINTYRE: Right, but that doesn't  
23 look like an off-white to me. That's a precast  
24 material, right, almost like a sandstone kind  
25 of material all the quoins?

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MR. GEREMIA: The quoins, I believe so, yes.

MR. MCINTYRE: And that's the headers above the windows, the trim above the windows also?

MR. GEREMIA: Those are also precast, yes.

MR. MCINTYRE: And the sills underneath the windows, everything is either stone or brick?

MR. GEREMIA: Nothing is brick. It's a precast material.

MR. MCINTYRE: I think that would be helpful to see that material also because it's all rather the same color, right, like I guess that's the intent?

MR. GEREMIA: You're talking about the quoins as well as the sill and the head? Yes.

MR. MCINTYRE: Right. The brick, the quoins, the stone, it's all kind of tonal, it all kind of blends in?

MR. GEREMIA: It should all be produced from the same manufacturer.

MR. MCINTYRE: Right. Okay. Don't

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you think that would be kind of nice to see because it's a pretty significant part of the elevation?

THE CHAIRPERSON: Yes.

MS. UHLE: You're talking about the material for the headers?

MR. MCINTYRE: The quoins, yes. The cast. The quoins and the headers and the sills on the windows. I think if you look at this -- again, you might not need to look at it as closely as I do -- you know, it's all off-white. So I think it would be helpful to look at it in relationship to the physical samples.

MS. NEMECEK: Are the quoins and the sills all going to be made by the same manufacturer?

MR. GEREMIA: I can't guarantee that, but, I mean, I would think that would be the intention so that they all blend.

MS. NEMECEK: While I appreciate you used my suggestion to make the light fixtures larger, I think there's just a few too many.

The one over the dining room I think is gilding

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the lilly in the front, and the one over the master bedroom in the back I think is also a little too much.

MR. GEREMIA: So eliminate the dining and the master bedroom?

MS. NEMECEK: Yes. I don't think those are necessary there. And you are going to have some siding; do you have a sample of the siding?

MR. GEREMIA: No, I don't have a sample of the siding.

MS. NEMECEK: That also would be nice to see.

MR. GEREMIA: That would be a painted finish. The intention there is that it compliment the brick. Not the same exact color, I think slightly darker.

THE CHAIRPERSON: Just a swatch is fine just to kind of complete the board. I think it will be a little less of a contrast that you see here on the quoins. I think that that color is going to be less of a contrast, which will be nice, it will be a little bit more subtle, but a picture is worth a thousand

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words.

MR. MCINTYRE: So the footprint is like 51 by -- the width of it is 51 and the depth of it is 67; 76 on the long end? You could kind of see the dimensions here.

MR. GEREMIA: Yes, 67 and approximately 46, 47.

THE CHAIRPERSON: There's a stone cap on the top of the chimney?

MR. GEREMIA: Yes.

THE CHAIRPERSON: Any other questions or comments?

MS. NEMECEK: I'm on a lighting fixation today. The lights over the entryway I think are a little too high, the ones that flank the front door. I think they should be brought down a little bit below the sill.

MR. GEREMIA: Bring the head down a little?

MS. NEMECEK: Yes.

MR. GARCIA-BOU: It should be lower than the head.

MR. MCINTYRE: You would need a pretty high stepladder to change the bulbs when they

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1 go out.

2 MR. GEREMIA: I think that those  
3 windows are probably the same ones as the  
4 windows on the left portion of the elevation.

5 MS. NEMECEK: We're talking about the  
6 light fixtures. The light fixtures to either  
7 side of the front door.

8 MR. MCINTYRE: They just seem like  
9 they're too high. On the front elevation.

10 MR. GEREMIA: You mean to lower them  
11 adjacent to the doors?

12 MS. NEMECEK: Yes.

13 MR. MCINTYRE: Yes.

14 MR. GARCIA-BOU: They should be below  
15 the head.

16 MS. NEMECEK: Then the garage door  
17 ones look a little high too. They should be  
18 the same level aligned as the new location at  
19 the front door.

20 THE CHAIRPERSON: Lower them all.

21 MR. GEREMIA: Okay.

22 THE CHAIRPERSON: Similar in  
23 relationship to the --

24 MS. NEMECEK: Rear elevation.

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1 THE CHAIRPERSON: -- Rear elevation  
2 the way they are with the windows.

3 MR. GEREMIA: Okay. I'll make that  
4 standard for all of them.

5 THE CHAIRPERSON: Do you want to see  
6 this?

7 MS. NEMECEK: Yes, thank you.

8 MR. MCINTYRE: Anything else?

9 MS. UHLE: Do you want me to go over  
10 the comments?

11 THE CHAIRPERSON: Yes.

12 MS. UHLE: One thing was, and I'm  
13 assuming if you're forwarding this to the  
14 Planning Board, to bring physical samples of  
15 all the materials, including the proposed  
16 quoins, the materials used for the headers and  
17 trim and the siding in addition to what you  
18 brought tonight; lower the lights on the front  
19 elevation adjacent to the doors and the garage  
20 below the headers there and do the same thing  
21 to the lights on the rear elevation; also  
22 eliminate the proposed lights above the master  
23 bedroom on the second floor and I think that's  
24 the dining room window on the first floor.

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1 THE CHAIRPERSON: I think, Margaret,  
2 the lighting location was lower the front  
3 elevation to the same as what's on the back.

4 MS. NEMECEK: Actually, the side  
5 elevation, as I'm looking at it here on this  
6 rendering, they're very high too.

7 MS. UHLE: So clarify that for me so I  
8 know; lower the ones on the front --

9 MR. LUCA: The windows heads are,  
10 what, 8 foot on the first floor, the window  
11 heads?

12 MR. GEREMIA: I'm sorry.

13 MR. LUCA: The window heads are 8 feet  
14 on the first floor?

15 MR. GEREMIA: No, I think they're -- I  
16 think you're right, I think they are 8 feet.

17 MR. LUCA: That's what the lights  
18 should be about, 7 or 8 feet.

19 MS. UHLE: They should all be  
20 consistent is what you're saying?

21 MR. LUCA: Yes.

22 MS. UHLE: Don't lower them on the  
23 rear elevation, the front elevation should --

24 MR. GEREMIA: We're going to revise

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1 all the locations of the lights to reflect the  
2 rear elevation.

3 MS. UHLE: Okay. Thank you for  
4 clarifying that.

5 MR. GARCIA-BOU: What's the material  
6 of the gutters and leaders? The gutters and  
7 leaders, what material is that?

8 MR. GEREMIA: They'll be an aluminum  
9 or maybe a vinyl. Probably aluminum.

10 MS. UHLE: So that was actually it.

11 THE CHAIRPERSON: That's it?

12 MR. MCINTYRE: I think so. Should I  
13 make a motion?

14 THE CHAIRPERSON: Yes, please.

15 MR. MCINTYRE: Okay. My second motion  
16 of the evening. I would like to make a motion  
17 that we move Application 16-34 located at 186  
18 Old Wilmot Road on to the Planning Board for  
19 their review while considering some of the  
20 items that Margaret just went over.

21 THE CHAIRPERSON: Second.

22 MR. MCINTYRE: All in favor.

23 (All aye.)

24 MR. MCINTYRE: Okay. Very good. Good

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luck. Don't forget your samples.

THE CHAIRPERSON: Thank you very much,  
everyone.

MR. MCINTYRE: Is that it?

THE CHAIRPERSON: We're done.

MR. MCINTYRE: Okay. Goodnight.

(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 28th day of November, 2016.



DINA M. MORGAN

Court Reporter

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