

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

TRANSCRIPT OF

TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

JANUARY 7, 2016

**RECEIVED**

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

**BOARD MEMBERS IN ATTENDANCE:**

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

**EASTCHESTER EMPLOYEES IN ATTENDANCE:**

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

Dina M. Morgan, Reporter  
25 Colonial Road  
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and the contractor also.

This application is for a new house located on 675 White Plains Road. It's a vacant lot and some excavation has already started.

The house is a two story house with a basement. We have the open floor living space with a study, and then we have four bedrooms on the second floor. The garage would be a one car garage in the basement.

Material will be mainly stone veneer in the front, and we're going to have AZEK trim and the Clopay garage door, a mahogany look door, front door, and we have wrought iron railing on top and stucco all around with the EIFS raised panel in the middle.

This is the street view of the proposed house with the two neighboring houses on both sides, and these are the pictures of the neighborhood all around. The side where the site is located, that's residential; across the street is commercial. This is the materials sheet indicating all the different materials that are being used. We have the

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THE CHAIRPERSON: Good evening, and welcome to the January 7th, 2016 Architectural Review Board meeting. Welcome. Please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: If you would, Margaret, please call the roll.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Okay. First up tonight new business, Application 15-55, which is 675 White Plains Road.

MR. ABILLAMA: Good evening. My name is Tom Abillama, architect for the applicant. The applicant, Arben Morina, is here with us

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stone here illustrated with the brick head, and we have the AZEK trim, the wrought iron railing, the asphalt shingle, and the simulation of what the bay window would look like. This is the Clopay garage door.

We have samples if you would like to see them.

MR. MCINTYRE: Did you design the house to the left?

MR. ABILLAMA: Yes.

MR. MCINTYRE: You did.

MR. ABILLAMA: And the owner, he loved the design of the house to the left, and we tried to see if we could do something similar but with different materials and some different geometry.

MR. MCINTYRE: Do you have any sort of visual representation of the stone you're looking to use?

MR. ABILLAMA: (Hanging.)

MR. MCINTYRE: Okay.

THE CHAIRPERSON: Did you design any of the other ones in the --

MR. ABILLAMA: No.

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THE CHAIRPERSON: Just that one to the left there.

MR. ABILLAMA: Actually, Ms. Chairwoman and Enda were on that board when they approved the one next to it.

MR. MCINTYRE: I didn't remember that, but I figured it was a good -- from your street-scape, I thought it was an educated guess. But again, this is very similar to a lot of the houses that you presented to us, designed, and subsequently been built in our town.

So I guess the front facade has got the stone veneer and the other three sides have stucco finish; correct?

MR. ABILLAMA: Correct.

THE CHAIRPERSON: I noticed on our notes that there was a variance granted; what was that for?

MR. ABILLAMA: Right. The variance was granted because the lot is 90 feet deep in lieu of a hundred feet; it's only 4,500 square feet in lieu of 5,000 square feet. There was a variance issued I guess in October.

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THE CHAIRPERSON: So where did that wind of like really kind of coming off of, the back yard? Setbacks are still the same; right?

MR. ABILLAMA: Still the same. The floor area has diminished accordingly. We only are allowed to have 2,070 square feet. So the side yards, the rear yard, the front yard are all the same.

THE CHAIRPERSON: Did you say that the garage door and the front door are mahogany?

MR. ABILLAMA: Mahogany look. Obviously, you know, we would like to be on the budget.

MR. GARCIA-BOU: You have light fixtures on both sides?

MR. ABILLAMA: Excuse me.

MR. GARCIA-BOU: You have light fixtures on both sides?

MR. ABILLAMA: Yes, light fixtures on both sides, as well as the back.

MR. MCINTYRE: The side yard setback you have 8 foot on the left and 9 foot on the right as you're looking at the house. Again, looking at your street-scape, what's the

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relationship of those dimensions to the adjacent properties? Again, looking at the street-scape, it looks like the side yard setback on the other homes may be a little bit greater.

MR. ABILLAMA: It's 9 feet.  
(Indicating.)

MR. MCINTYRE: Okay. What's the intent there; is there going to be a 6 foot high fence that is going to differentiate one back yard to the other; is there any thought given to that? I'm just looking to trying to visualize the sort of elevation as to how --

MR. ABILLAMA: What we're contemplating is having evergreen hedges along the two sides.

MR. MCINTYRE: Hedges?

MR. ABILLAMA: Hedges.

MR. MCINTYRE: Okay. Those trees that are indicated on your street-scape, they're not there right now; right?

MR. ABILLAMA: They're not there.

MR. MCINTYRE: They are there or they're not there?

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MR. ABILLAMA: They're not.

MR. MCINTYRE: They're not there. Is there a landscaping plan to go along with this application?

MR. ABILLAMA: There is no application plan, but we can elaborate on it later on.

MS. UHLE: Mr. Abillama is aware it is required for the Planning Board.

MR. MCINTYRE: Right. I think in every application, but I think certainly in an application such as this, I think that --

MS. UHLE: All applications for new construction require a landscape plan prepared by a licensed landscape architect. We don't require it for additions and alterations.

MR. MCINTYRE: I think --

MR. ABILLAMA: The landscape plan has been ordered and will be ready in time for the Planning Board.

MR. MCINTYRE: Okay. I think at this site I think that the landscaping is certainly an important component of how the finished project is going to appear.

MS. NEMECEK: I do have a question.

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On your front elevation and your right side elevation, is it correct that on the right side elevation you have some kind of railing; is that shown? Am I reading that incorrectly? Yes, right there.

MR. ABILLAMA: Over here.

MS. NEMECEK: It's just the middle window that's going to have a railing, right, that's it?

MR. ABILLAMA: Yes.

THE CHAIRPERSON: Is that a window or door up top there?

MR. ABILLAMA: That's a door.

THE CHAIRPERSON: A door kind of to nothing. A door to nothing.

So I would like to make a motion to open Application 15-55 for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone from the audience here that would like to get up to ask questions or anything about this application?

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(No comments.)

THE CHAIRPERSON: Then I guess we could close that up. Make a motion to close Application 15-55 for the public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any more comments or questions from the board?

MR. MCINTYRE: The two by four skylight on the sort of front roof, the reasoning for that is just to allow some light in?

MR. ABILLAMA: To allow some light. It's to provide more light into the two story foyer.

THE CHAIRPERSON: It does look a little -- is that going to be like kind of --

MR. ABILLAMA: It will be straight.

MR. MCINTYRE: What do you think of that?

MR. ABILLAMA: Well, I like it, my client likes it, but, you know, I think it's a nice feature. The client likes it, so I have

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to put it in.

MR. LUCA: I think it takes away from your design, honestly. Also, you have to figure out where your chandelier is going to go, because on your drawing your chandelier is shown superimposed over the skylight. So it's going to have to shift back, and it might effect the staircase.

MR. MCINTYRE: It's not certainly my position to, you know to -- other than to offer an opinion, but I think just looking at the elevation I think it may detract from the overall sort of appearance of the elevation, not enhance it. I understand that you've answered why it's there, but I think you have that -- you know, you have that sort of oversized window/door in that balcony area that's going to wash a considerable amount of light. Other than it being a hole in the roof to allow a shaft of light in and the skylight being the simplest way to puncture that roof surface, I just think that it detracts a little bit from the overall aesthetic.

MR. ABILLAMA: We'll take that into

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consideration, and I'll discuss it with the client.

MR. MCINTYRE: You know, is there another way you could possibly put some sort of like an eyebrow window up there to kind of make it a little bit more in keeping with the overall aesthetic and architecture that, you know, obviously you've gone for here? I just think putting a two by four skylight, you know, a rectangular skylight doesn't enhance the overall visual. That's my opinion. I'm not saying you got to take it away, but that's my opinion.

THE CHAIRPERSON: I agree with you on that one. I think it takes away more than it could possibly add, especially with that other door there that's going to throw a significant amount of light in that space. I don't think it's worth the detraction.

It's kind of hard to see because of the rendering, you know, the computer rendering it's kind of -- they're very hard, crisp, but there's a lot going on on the facade. I'm not so sure if it's just --

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 2 MS. NEMECEK: I don't know if it's the  
 3 way it's rendered or if it's the materials  
 4 themselves, because it just seems like there's  
 5 a lot in one space. It seems from this  
 6 viewpoint to look a little heavier on the  
 7 right-hand side.  
 8 THE CHAIRPERSON: Because of the  
 9 chimney?  
 10 MS. NEMECEK: I don't know.  
 11 MR. MCINTYRE: Well, I think you've  
 12 got that projection with the bay window. I  
 13 think there's a lot of lines, and I think  
 14 that's just visually with the weight of the  
 15 lines and the texturing of the stone.  
 16 MS. NEMECEK: And with so much going  
 17 on on the facade, to have that skylight you're  
 18 yielding the lily. You really don't need that.  
 19 MR. GARCIA-BOU: How far back is that?  
 20 MR. ABILLAMA: How far back?  
 21 MR. GARCIA-BOU: Yes.  
 22 MR. ABILLAMA: 4 feet.  
 23 MR. GARCIA-BOU: 4 feet from the edge  
 24 of the roof?  
 25 MR. ABILLAMA: Yes. We'll take that  
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 2 into consideration about the skylight.  
 3 What happens is that the stone  
 4 rendering itself --  
 5 THE CHAIRPERSON: It's a little heavy.  
 6 MR. MCINTYRE: Yes, it's a little  
 7 overpowering just looking at it visually.  
 8 MR. ABILLAMA: Again, I don't think  
 9 it's going to look --  
 10 MS. NEMECEK: But that looks far more  
 11 monochromatic than your rendering.  
 12 MR. MCINTYRE: Yes. How much color  
 13 differentiation is going to be in this stone;  
 14 what is this stone?  
 15 MR. ABILLAMA: There will probably be  
 16 three different colors.  
 17 MR. MCINTYRE: What is this; is this  
 18 kind of like a limestone or something? What is  
 19 this?  
 20 MR. ABILLAMA: That's a granite.  
 21 MR. MCINTYRE: A granite. Do you have  
 22 a picture of that? Is that what's on your  
 23 presentation board?  
 24 MR. ABILLAMA: Yes.  
 25 MR. MCINTYRE: Maybe we could take a  
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 2 quick peek at that and see what it's like in  
 3 more than one piece.  
 4 MR. ABILLAMA: I brought this to show  
 5 you the relationship between the brick and the  
 6 stone.  
 7 MR. MCINTYRE: Got you.  
 8 APPLICANT: There's a picture of it.  
 9 MR. MCINTYRE: It's the brownest one;  
 10 right?  
 11 MR. ABILLAMA: You could keep the  
 12 phone.  
 13 THE CHAIRPERSON: Any more comments,  
 14 board members? Anything? Questions?  
 15 MS. UHLE: So the one recommendation  
 16 is to consider removing the skylight, and that  
 17 sounds like that's a strong recommendation,  
 18 either eliminating it completely or potentially  
 19 replacing it with an eyebrow window.  
 20 MR. MCINTYRE: Something along those  
 21 lines. Make it a little less severe than a two  
 22 by four opening.  
 23 MS. UHLE: That's it then.  
 24 THE CHAIRPERSON: I would like to make  
 25 a motion to pass along Application 15-55 with  
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 2 the aforementioned suggestion along to the  
 3 Planning Board with a recommendation for  
 4 approval.  
 5 MR. MCINTYRE: Second that.  
 6 THE CHAIRPERSON: All in favor.  
 7 (All aye.)  
 8 MR. ABILLAMA: Thank you.  
 9 MR. MCINTYRE: Okay. Good luck.  
 10 THE CHAIRPERSON: Next up, 89 Park  
 11 Drive. Is that you, Tom, also?  
 12 MR. ABILLAMA: Good evening. My name  
 13 is Tom Abillama, architect for the applicants,  
 14 Mr. and Mrs. Iasillo. They are here present.  
 15 This application is for a two story  
 16 addition next to an existing two and a half  
 17 story building. The property is on a  
 18 non-conforming lot being that it's too narrow  
 19 for a 75 foot wide lot, but we tried to conform  
 20 with all the regulations that there are. The  
 21 property is large enough that the lot area is  
 22 more than what's required. Also, the setback  
 23 of the existing house is non-conforming, so  
 24 anything that we are proposing is in  
 25 conformity, which is about 5 feet back from the  
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front of the existing house, with the exception of that portico, which is permitted to intrude into the front yard.

So the house is this here, and we're adding a one car garage next to it and providing a two story foyer with a mudroom on the left side and an open floor plan for a family room into the kitchen and a living, dining area in the existing structure.

The second floor will have four bedrooms with the three baths. The front also we're proposing to have some stone on the first level and we're setting back 5 feet providing for cedar shakes on the second floor and some half timber style dormers over stucco. The remaining of the house is stucco with raised bands, EIFS bands.

This is the house in relationship to the neighboring houses and these are the pictures of the house, the existing house, the side yard and rear yard. These are the other houses all around. These are the materials that we're proposing for the stone. We have an image of it. The shingles, we have an image of

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it, the stucco and the roof and the railing actually. That's over here. The color of the window trim is the sandstone and all the other trim is going to match it, the AZEK trim. This is the double garage door and an image of the door, the front door.

THE CHAIRPERSON: Did you say there was a single car garage?

MR. ABILLAMA: It's a one car and a half so-to-speak. They call it one car and a half garage door, so it will fit those two doors.

THE CHAIRPERSON: Okay.

MR. ABILLAMA: It's a 16 foot wide garage.

THE CHAIRPERSON: So you can only fit one car in there or --

MR. ABILLAMA: Yes, you can only fit one car and maybe, you know, some other equipment.

THE CHAIRPERSON: Okay. And stuff. How everybody uses their garage, stuff.

The materials board. So it's real cedar shingles? It says, cedar shakes. The

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shingles are --

MR. ABILLAMA: Real cedar.

THE CHAIRPERSON: Real cedar.

MR. MCINTYRE: The brick is the chimney, right, Tom?

MR. ABILLAMA: Yes.

MR. MCINTYRE: The chimney pots are terra cotta?

MR. ABILLAMA: Yes, they're terra cotta pots.

MR. GARCIA-BOU: The dormer above the entrance, is that a room?

MR. ABILLAMA: Really, it fills the gap in the roof and it's part of the attic.

MR. MCINTYRE: Are you proposing to have a railing leading up the front steps?

MR. ABILLAMA: Oh, on the front steps. Yes.

MR. LUCA: How do you access the attic; do you have a pull down?

MR. ABILLAMA: Really the dormer is just for aesthetics.

MR. MCINTYRE: Okay. I would like to make a motion on Application 15-67 to open it

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up to the public hearing. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Anybody here that would like to speak with regard to this application, now is the opportunity to come up to the podium. Anybody here?

(No comments.)

MR. MCINTYRE: That being the case, I would like to make a motion to close Application 15-67 the a public hearing. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: The public hearing is now closed. Do we have any comments with this application? Again, do you have any -- do you have a picture or any sort of visual representation of the stone?

MR. ABILLAMA: (Indicating.)

MR. MCINTYRE: Is there a way to get that stone in a more sort of rounded pattern

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similar to your sample as opposed to mostly square, mostly rectangle?

MR. ABILLAMA: Sure.

MR. MCINTYRE: I think that may be something you and your client may want to take a look at, because I think that may lend itself better in the overall appearance, the finished appearance. Personally, I think it's a really, really nice house, the layout inside as well as the exterior elevations. I think it's beautiful. I think that anything we can offer to further enhance the overall project, then that's why we're here and that's why you're here. Just from my opinion, again, it's an opinion, I think the square and rectangular cut of the stone might be a little bit harsh and this is more of almost a Tudor style home where it doesn't necessarily need to look brand new out of the box and square and edgy in that respect. I think the sort of choice of the materials and the stone, you know, every effort should be made to try and extend whatever type of due diligence to make sure that that fits the final project.

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MR. ABILLAMA: We'll take that into great consideration and at the next board meeting we'll come back with it.

MR. MCINTYRE: I just think that in my opinion it will enhance the overall aesthetic and product. The windows, again, the color of the windows and the trim?

MR. ABILLAMA: They would be sandstone clad.

THE CHAIRPERSON: Right. Right.

MR. GARCIA-BOU: Same thing with the entranceway?

MR. ABILLAMA: The Andersen windows and the trim.

MR. LUCA: Most of the windows are casement?

MR. ABILLAMA: Say that again, I'm sorry.

MR. LUCA: The windows, you have three double-hungs on the front elevation and the rest of them are casement?

MR. ABILLAMA: Yeah, we could do that.

THE CHAIRPERSON: Any more questions or comments from the board?

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(No comments.)

THE CHAIRPERSON: I also agree with Mr. McIntyre, I think it's a lovely application, and the design is really quite nice.

MR. ABILLAMA: Thank you.

THE CHAIRPERSON: Anyone else any comments?

MR. MCINTYRE: One other thing I would like you to consider, and again, it's an opinion. I don't get too many opportunities to hear my opinions. Regarding the railing entrances, maybe you want to consider just splaying the railing coming up the steps so it's a little more inviting than just straight runs up. I think visually, I saw it in a picture you presented as part of the earlier presentation, I think it's a little bit more inviting, and again, it lends to the sort of softness of the overall project as opposed to the sort of straight lines. So again, I think you should possibly draw it and if you like it then you could see where it goes.

I know you've got the AZEK. Is

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there -- and again, maybe the board underneath -- do you have finished wood doors, the front door and garage door?

MR. ABILLAMA: The finishes are --

MR. MCINTYRE: Everything else is just the AZEK?

MR. ABILLAMA: Yes.

MR. MCINTYRE: Again, looking at some other projects, for me looking at projects where finished wood is apparent and, you know, whether it's either on finished surfaces, I think the maintenance and initial sort of selection of whatever sort of wood, whether it's finished wood or whether it's something that sort of replicates finished wood, I think if that is part of the selection process I would like you to kind of consider the maintenance of that and the longevity of something, whether it's either finished wood -- if you're using finished wood or hardwood, then it's really not a problem. If you're using a plywood that's stain, then it might look good for the first six or eight months and it's going to fade out and it's going to look like

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1 stained plywood, you know, after a year or two.  
 2 Again, you don't have a tremendous amount of it  
 3 here, and I really don't think it's an issue  
 4 because you're using a garage door and a front  
 5 door, but I think you know what I'm talking  
 6 about because from projects that we're familiar  
 7 with we've seen that in the past. I think  
 8 overall I think it's a beautiful project, and  
 9 I'm certainly very excited to see it when it's  
 10 finished.

11 MS. UHLE: Just for my notes, what is  
 12 the trim that you're concerned about? Not the  
 13 AZEK trim but --

14 MR. MCINTYRE: There's no other trim,  
 15 there is no other hardwood trim, it's really  
 16 just the garage door and the front door. If  
 17 there were other trim I thought maybe there  
 18 were other sort of post and beam trim, you  
 19 know, around the porch, but it's not, it's all  
 20 AZEK. So it's really it's a non-issue.

21 MS. UHLE: The two recommendations  
 22 were to consider a more rounded rather a  
 23 rectangular cut stone and to have the railings  
 24 at the entrances be sort of a splaying type

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1 design.  
 2 MR. MCINTYRE: Yes, like splayed as  
 3 opposed to just a straight up.  
 4 MS. UHLE: Okay.  
 5 MR. MCINTYRE: I'll make a motion on  
 6 Application 15-67, 89 Park Avenue, that we pass  
 7 this application along to the Planning Board  
 8 with the two recommendations for consideration  
 9 as part of that application. Do I have a  
 10 second?

11 MR. GARCIA-BOU: Second.

12 MR. MCINTYRE: All in favor.

13 (All aye.)

14 MR. ABILLAMA: Thank you.

15 MR. MCINTYRE: Thank you very much.  
 16 Good luck.

17 THE CHAIRPERSON: Next up, we have  
 18 Application 15-81, 109 Siwanoy.

19 MS. MARRONE: Good evening. I'm  
 20 Maggie Marrone, the architect for Mr. and Mrs.  
 21 Bogetti.

22 The Bogettis would like to add -- they  
 23 would like to convert their existing two car  
 24 garage into a family room and then add a new

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1 two car garage along the side of the house.  
 2 So this was the existing garage. They  
 3 would like to close that up. The front of the  
 4 house is brick painted white and the dormers  
 5 right now are vinyl siding, which we would like  
 6 to in the new addition of the garage do vinyl  
 7 siding to match the dormers and continue that  
 8 around to the back, which is what's in the back  
 9 as well.

10 We would add two dormers, one over the  
 11 existing garage and one over the new garage,  
 12 which would be storage upstairs basically.

13 There are no zoning issues here. It's  
 14 all within the setbacks. There will be a new  
 15 mudroom in the back of the garage as well. The  
 16 new doors on the side will be wood carriage  
 17 doors for the garage doors.

18 Otherwise, all the materials are going  
 19 to have Andersen clad windows white.  
 20 Everything is matching existing basically. I  
 21 have a sample of the existing roof shingle.  
 22 It's going to be the same. It's a gray asphalt  
 23 shingle. I have a sample of the type of  
 24 siding, although it's not the right color, it's

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1 going to be white, but it's a vinyl siding,  
 2 which is what's on the house right now. They  
 3 will fill in the existing area where the garage  
 4 door was with brick and painted white to match  
 5 the brick that's there on the front.

6 THE CHAIRPERSON: So the whole thing  
 7 kind of steps back; right?

8 MS. MARRONE: Yes. Existing steps  
 9 back and then this will step back more.

10 THE CHAIRPERSON: So on the ground  
 11 level it will add the family room and a new  
 12 garage.

13 MS. MARRONE: And a mud room.

14 THE CHAIRPERSON: And a mud room. On  
 15 the second floor?

16 MS. MARRONE: The second floor is just  
 17 adding storage over the garage and a new dormer  
 18 in the master bedroom, which is over the garage  
 19 right now, the existing garage, because really  
 20 there's not a lot of windows in that room.  
 21 We're losing windows by getting rid of the one  
 22 window where the garage storage area will be.

23 MR. MCINTYRE: Do you feel confident  
 24 that as part of matching the vinyl siding, that

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 2 it's in good enough shape that the new siding  
 3 will match?  
 4 MS. MARRONE: Yes. It's still very  
 5 white. It's still in good shape. It's not  
 6 old.  
 7 MR. MCINTYRE: Old is not always a bad  
 8 thing.  
 9 THE CHAIRPERSON: I would like to make  
 10 a motion to open Application 15-81, 109 Siwanoy  
 11 Boulevard to the public meeting.  
 12 MR. MCINTYRE: Second that.  
 13 THE CHAIRPERSON: All in favor.  
 14 (All aye.)  
 15 THE CHAIRPERSON: Is there anyone here  
 16 who would like to speak on this application?  
 17 (No comments.)  
 18 THE CHAIRPERSON: Then I would like to  
 19 make a motion to close Application 15-81 public  
 20 hearing.  
 21 MR. MCINTYRE: Second.  
 22 THE CHAIRPERSON: All in favor.  
 23 (All aye.)  
 24 THE CHAIRPERSON: Board, comments?  
 25 MS. NEMECEK: Can we see that  
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 2 rendering?  
 3 MS. MARRONE: Oh, sure.  
 4 MS. NEMECEK: Thank you.  
 5 THE CHAIRPERSON: So then the new  
 6 family room, that will be brick or --  
 7 MS. MARRONE: Sorry.  
 8 THE CHAIRPERSON: In the family room  
 9 area, this area on the first floor, will that  
 10 be brick?  
 11 MS. MARRONE: It's brick. It will be  
 12 brick.  
 13 MR. MCINTYRE: The garage is brick  
 14 right now?  
 15 MS. MARRONE: The garage is brick. So  
 16 we're just closing in the garage door.  
 17 MS. NEMECEK: And there is brick  
 18 currently on the facade of the existing house?  
 19 MS. MARRONE: Only on the front. On  
 20 the side and rear and the other side is vinyl  
 21 siding.  
 22 MR. MCINTYRE: And will all of that  
 23 brick be painted or are you looking for  
 24 that sort of --  
 25 MS. MARRONE: It's going to be all new  
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 2 white to match.  
 3 MR. MCINTYRE: Okay.  
 4 MS. NEMECEK: I'm glad you included  
 5 lighting, but I think the lights are a little  
 6 bit out of scale, a little too small for the  
 7 size.  
 8 THE CHAIRPERSON: Is there something  
 9 there now?  
 10 MS. MARRONE: Yes.  
 11 (Indicating.)  
 12 MS. NEMECEK: And those aren't going  
 13 to change?  
 14 MS. MARRONE: No.  
 15 MS NEMECEK: Okay. Thanks.  
 16 MS. NEMECEK: Will there be lighting  
 17 at the new garage too?  
 18 MS. MARRONE: Yes. There will be  
 19 lighting on both sides of the garage door.  
 20 Actually, I'm sorry, one over the garage door  
 21 because there's not a lot of room on the sides.  
 22 THE CHAIRPERSON: Anything else?  
 23 MR. MCINTYRE: I like the elevation.  
 24 I think you've done a good job with the  
 25 addition and converting the garage into the  
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 2 family room. I like the rhythm of the  
 3 elevation. I think each piece works well with  
 4 each other, and I think that, you know, the  
 5 secret and the fact that it's existing brick,  
 6 existing brick and new siding, I think that my  
 7 only concern would be that you really don't  
 8 notice the difference between the siding and  
 9 the brick when it's all finished. I think it's  
 10 got a nice rhythm. If you want to put the  
 11 elevation or the rendering up again. I think  
 12 it works well together, I think, with the  
 13 addition. There's a nice balance between the  
 14 three different pieces. Again, that's my  
 15 opinion.  
 16 THE CHAIRPERSON: Folks, anything  
 17 else?  
 18 (No comments.)  
 19 MR. MCINTYRE: I would like to make a  
 20 motion on Application 15-81, 109 Siwanoy  
 21 Boulevard, that we pass this application along  
 22 to the Planning Board for their review and  
 23 consideration. I think the only caveat we had  
 24 were possibly looking at the lighting.  
 25 MS. UHLE: Actually, I don't think you  
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2 even had those. They're existing lights.

3 MR. MCINTYRE: Oh, existing lights.

4 MS. UHLE: So I think it's just

5 referring it to the Planning Board as proposed.

6 MR. MCINTYRE: Okay, there you go. Do  
7 I have a second?

8 THE CHAIRPERSON: Second.

9 MR. MCINTYRE: All in favor.

10 (All aye.)

11 MR. MCINTYRE: Okay. Well done.

12 Thank you very much. Good luck.

13 THE CHAIRPERSON: Our next application  
14 is 15-82, 783 White Plains Road.

15 MR. IANNACITO: Good evening. Happy  
16 New Year to everyone. My name is John

17 Iannacito. I'm an architect, and I'm

18 representing the owner of the subject property

19 this evening. We are proposing facade

20 alterations to the existing one story

21 commercial building located at 783 White Plains  
22 Road.

23 The proposed scope of work will  
24 include -- well, on this drawing I've included  
25 a site plan and then existing and proposed

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2 elevations. So I guess we're going to go over  
3 to the board because my pointer is not working.

4 So the proposed scope of work will include on  
5 this facade the removal of an existing overhead  
6 door and replacing that overhead door with new  
7 storefront to match existing.

8 Also on this facade, the proposed

9 scope of work will include removal of the  
10 existing aluminum siding along the upper band  
11 and replacing that with a stucco finish.

12 On the side elevation, the proposed  
13 work will include again removing the existing  
14 aluminum siding on that band and replacing that  
15 with stucco. We're also proposing to replace  
16 the existing fabric on the existing canopy at  
17 the front entrance.

18 Here are photographs of the existing  
19 structure and a freehand rendering showing the  
20 new stucco finish and the new canopy.

21 The existing stone veneer will remain  
22 as existing, and then the new stucco will be a  
23 cream color finish, and the new fabric will be  
24 a brown finish.

25 All the existing lighting, which

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2 consists of recessed lighting within the

3 overhang at the front and at the entrance, will

4 remain as existing, and we're also proposing to

5 clean up the existing planting beds in the

6 front and adding new sod and some low

7 plantings.

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

10 THE CHAIRPERSON: Did you say what  
11 color the new fabric is; is that brown?

12 MR. IANNACITO: It's a brown. It's  
13 actually by Sunbrella, and it's called true  
14 brown.

15 THE CHAIRPERSON: Okay. Do you know  
16 if that's a fire resist color, because the  
17 awnings have to be fire resist, right,  
18 Margaret?

19 MR. IANNACITO: I guess if it has to  
20 be fire resist, we'll do fire resist.

21 THE CHAIRPERSON: I know there's a  
22 more limited pallet of selection under that.

23 MR. IANNACITO: Oh, okay. I'm sure  
24 there will be a brown available. It's a pretty  
25 basic color. Nothing too fancy.

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2 THE CHAIRPERSON: Okay. And is  
3 there -- right now is there -- there's no  
4 signage or anything for that?

5 MR. IANNACITO: They're going to be  
6 proposing new signage, and I guess we'll come  
7 to the sign meeting for that.

8 MR. LUCA: What's the tenant now?  
9 Who's going to be the tenant?

10 MR. IANNACITO: The approved tenant  
11 right now is a nail salon, and they actually  
12 have approvals for the interior alterations and  
13 they're working on the interior now. I'm  
14 actually working for the owner of the building  
15 to do the facade. The interior stuff was done  
16 by someone else.

17 THE CHAIRPERSON: Any other questions  
18 from the board?

19 (No questions.)

20 THE CHAIRPERSON: I don't know if  
21 there's any pictures depicting that, it's hard  
22 to see, at one point that wall was really kind  
23 of a mess, that wall to the left.

24 MR. IANNACITO: The side wall?

25 THE CHAIRPERSON: Yes.

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MR. IANNACITO: There is some ivy growing on it now. They may clean it up and then, I guess, paint it the same color of the building.

MS. UHLE: I think that wall is owned Urstadt Biddle, which is the adjacent property owner, and we had them paint it and repair it in the past. Jay, is that correct?

MR. KING: Yes.

MS. UHLE: It's Urstadt Biddle and we've spoken to them in the past and they have painted it.

THE CHAIRPERSON: It's hard to see now in this photo because it is in the shadow, but I remember it being an issue at one point.

MR. GARCIA-BOU: The new storefront material.

MR. IANNACITO: The new windows?

MR. GARCIA-BOU: Yes.

MR. IANNACITO: It would be the anodized aluminum frame with clear glass to match existing. It's like a bronze finish on the frame.

MR. MCINTYRE: Did we open the public  
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hearing?

THE CHAIRPERSON: We need to, yes. I would like to make a motion to open up Application 15-82, 783 White Plains Road for a public hearing.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: Anyone here for this one? No?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close Application 15-82, 783 White Plains Road for the public hearing.

MR. MCINTYRE: Second.

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

THE CHAIRPERSON: I would like to make a motion to send Application 15-82 along to the Planning Board for it's consideration.

MR. MCINTYRE: I second that.

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

MR. MCINTYRE: Thank you.

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MR. IANNACITO: Thank you.

THE CHAIRPERSON: Thank you.

Last but not least, Barnes and Noble, Application 15-84, 670 White Plains Road. Good evening.

MR. WIMMER: Good evening. My name is David Wimmer, manager with Barnes & Noble, and with me is Greg Belanger with HBC Architect, who is the architect for our project here at the shopping center.

The project consists of a complete redo of the interior of the space, obviously, to complete our new book store. From the exterior standpoint, it's a recreation of the entry facade and some renovations to the side elevation as well, working towards just creating a new entrance for the project.

In plan, you can see on the left side is the upper level, which is the entrance level, and then there's an elevator and escalators that go down to the main sales floor area and the outdoor patio. So the structure that surrounds that upper level entrance, we're retaining most of the steel structure that's in

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there. The exterior walls are being removed and replaced with new materials, which you could see on the elevations.

On the side elevation, you could see the gray area, which is a thin paneled it's a concrete type material. It's a thin rain screen type material. It's non-structural. It has the appearance of a raw textured kind of concrete. That creates this cube form that is on the front and side elevation not just the corner, and then filling that in with glass and the entrance storefront and then entrance doors and entrance vestibule within there.

Going back down the side elevation, there's an exterior set of stairs that go down to the outdoor patio that you can see in section, and then there's three windows that are currently square windows similar to what are beyond and the office building spaces, and we're expanding those down to add more visual interest to the interior and give a little more exterior presence as well with some light coming from there and to create a more dramatic entrance space as you come down through that

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vestibule area.

Down below, the area through here is all obviously leads from the patio into the main store area, and our cafe is set up off to the far right-hand side and the cafe work room is the last group of windows, a solid window off the right visualizing customers that are sitting out in the patio to have some level of visual into the cafe, see the operation, some of the food prep that they're doing in that area. That area right now is currently all windows through there. We're expanding that window down to the floor line. Currently, I think it's about an 18 or 24 inch sill. So we're extending those windows down and we're exploring the maximum amount of door area we could convert that into to create a seamless flow from interior to the exterior space as well.

On the other page, the next page -- sorry about that. So then the next elevation you could see the front elevation, which is the view from the parking lot, again the gray concrete cube, entrance facade, and on the

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other elevation you can see this large area of glass that we're constructing into the facade. That currently does not exist, and that will be as you're proceeding down the escalators in the interior you will have that view out those windows and into the patio area beyond.

These are some conceptual images of what the exterior patio would look like. I'll put it side by side. We're looking at adding a bit of a trellis form over the top of that with a removable canopy to be able to go over the top of that, outdoor seating, the oversized chessboard kind of thing. We may try and get a fire pit into that area and just create as inviting a space as we can out there. The space as it is is really quite nice. There's a lot of mature vegetation that surrounds that whole area. We're not proposing to do anything with that. That's not part of our process. I'm sure we'll add some seasonal color in pots and that sort of thing down into the patio area.

Some views from the street. On the right-hand view, you can see the existing

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condition with the other retail tenants and office space up above and then the Borders' premise -- the former Borders' premises elevation over through here, which is just a small white corner with a punch in within it. Some additional views of that corner entrance.

THE CHAIRPERSON: If you're looking on the ARB 308 number, I think it's like the last one I think.

MR. WIMMER: This one?

THE CHAIRPERSON: Yes. Where are there more windows? Is that a good one to look at?

MR. WIMMER: Yes. This will give you the best angle for that portion of it. So on the far left-hand side of the photograph where the facade bumps out, you can see those first three square windows that are over there, those are the windows that will be extended down along the staircase, and then off the back face just to the right of that, that wall will be opened up for the large window area that you're looking at as you're going down the escalators.

THE CHAIRPERSON: Down the escalators.

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MR. WIMMER: Yes. As far as what you would see from the rest of the elevation in there, there is no visible change because there is already window area all across that lower level, and we're just replacing the windows that are there with new windows that will extend down to the ground.

MR. MCINTYRE: Like a NanaWall; right?

MR. WIMMER: That's what called a NanaWall, yes.

THE CHAIRPERSON: And the canopy would extend from there?

MR. WIMMER: Yes, exactly. So the canopy would extend over the top of the heads of those windows along that existing line up above the windows. So that's predominantly below grade.

MR. MCINTYRE: And that sort of patio level, what's the surface of that right now?

MR. WIMMER: The surface right now is a interlocking concrete paver.

MR. MCINTYRE: And you would look to sort of go over that?

MR. WIMMER: At this point in time,

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the pavers are in good condition, I think we'll probably need to add some additional sand and restructure them a little bit to get them leveled out, but we don't have any plans of, you know, actually changing that material.

MR. MCINTYRE: And then the post and beam --

THE CHAIRPERSON: Pergola-ish?

MR. MCINTYRE: Yes. What's your thoughts on that?

MR. WIMMER: As far as materials, the overriding character that we're trying to establish both on the exterior and the interior is it's a contemporary but a very natural material. The concrete is not highly finished off. Very clean and simple forms. The pergola would follow that same kind of regard in that we would use larger we call it heavy timber type construction, but as the rendering showed a very simplistic kind of grid. It's just enough to create a structure.

MR. MCINTYRE: So it would be natural material; it would be timber?

MR. WIMMER: Yes.

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MR. GARCIA-BOU: I have a question on the ARB 201 elevation. The stone facade, is that forward or set back?

MR. WIMMER: No. As a rain screen it's really a terminology saying that it's a non-structural element. So it's not pushed forward from the structure at all. It is the exterior facade material. There's a gap back behind it in that it's not actually the weatherproofing itself. It's posted off of the main structure.

MR. GARCIA-BOU: It's not projecting out at all?

MR. WIMMER: No, it's not projecting out at all. There is no modification to the footprint of the building that we're doing.

MR. GARCIA-BOU: The reason I was asking is looking at 307, you're saying this is going to be the same facade, the same plain.

MR. WIMMER: In plan it is fundamentally the same. The door location is going to shift very slightly, but as far as the overall footprint it is identical.

MR. BELANGER: In fact, we're

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re-framing a lot of the steel to get the setback that we want.

MR. MCINTYRE: Is there any concern regarding the span? It looks like, you know, if you figure each of those NanaWall panels were like two feet, is there a concern regarding accomplishing that 16 foot span? Do you have to put in --

MR. BELANGER: No, not at all. A NanaWall system is supported overhead. The existing structure supports the track, and if not, we will reinforce that, but there is no reason for us to bring in more structure members to close that opening up.

MR. MCINTYRE: Well, I'm not so much worried about closing it up, I'm just worrying about making sure that you can have a 16 foot opening for the entire run of that wall.

MR. BELANGER: The opening is there already.

MR. MCINTYRE: Oh, it is.

MR. BELANGER: All those openings are there. We're not creating any more openings. All we're doing is taking the storefront

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further down to the ground and ultimately raising it up if we can.

MR. MCINTYRE: Right.

MR. BELANGER: We're not expanding the width of the openings at all.

MS. UHLE: I think they were hoping you would look at the proposed signage as well, unless, Laura, you would prefer them to come to the sign committee. They're proposing 24 inch high illuminated channel letters.

THE CHAIRPERSON: Okay. It looks proportionate to the building, but I don't know what's around it, you know, in terms of the size, like West Elm and the other things that are facing it.

MS. UHLE: I know that I met with the applicant and the property owner, and it seemed that 18 inches was a little small and 36 inches was too high.

THE CHAIRPERSON: So it looks right to me, and this appears like it's very much to scale as opposed to some of the sign applications that I've seen where there's not so many dimensions on the building itself.

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2 MS. UHLE: Also, if you look at it in  
3 the -- West Elm is perpendicular to it, but if  
4 you look at it, it is sort of the end unit  
5 there.

6 MR. MCINTYRE: Yes, I think it's  
7 proportionate to everything else that's going  
8 on.

9 THE CHAIRPERSON: And the lighting  
10 is -- they're channel letters?

11 MR. BELANGER: We're working with the  
12 manufacturer. Our intent is to laser cut that  
13 material. It comes in a large enough panel or  
14 it may be seamed, and the lighting is then  
15 backlit with LED lighting. The lighting -- the  
16 sign will probably extend out from the panel  
17 system maybe an eighth of an inch, not more  
18 than a quarter of an inch, and because of the  
19 rain screen we have the depth behind it to get  
20 plenty of LED lighting in there. It's  
21 basically backlit. There will be really no  
22 projection. Again, this is with keeping it as  
23 simple as we can, simple and clean. You could  
24 see that the glazing system we're proposing is  
25 a front glazing system with a mullion behind it

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2 to continue that same look.

3 MR. GARCIA-BOU: What are your plans  
4 for the winter if it snows on the patio?

5 MR. BELANGER: Well, I don't think  
6 many people will go out there. The intent of  
7 the patio is really probably a three season  
8 item with a little bit of a shade cover. I  
9 wouldn't be surprised if there were heaters out  
10 there for late fall. Obviously I don't  
11 anticipate too many people being out there in  
12 the winter.

13 THE CHAIRPERSON: The week before.

14 MR. BELANGER: People could use it up  
15 until Christmas time or so, but I don't think  
16 that's the norm.

17 THE CHAIRPERSON: Back to the signage.  
18 So there is no, like, cut on it, right, of it  
19 what it actually looks like?

20 MR. BELANGER: Not on the sign, but  
21 there is a drawing that does show --

22 THE CHAIRPERSON: Okay. This one?

23 MR. WIMMER: It shows the section.

24 MR. BELANGER: We're still working out  
25 a lot of the details.

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2 MR. GARCIA-BOU: 202.

3 THE CHAIRPERSON: Okay.

4 MR. BELANGER: But that's sort of the  
5 intent.

6 THE CHAIRPERSON: Like right now you  
7 show a nice black outline here. So if there's  
8 not the reverse in black -- I just want to make  
9 sure this it stands out in the -- during the  
10 day that you see it, the contrast.

11 MR. BELANGER: We learned many years  
12 ago not to put a white sign on a white  
13 background. I will guarantee you the sign will  
14 be visible during the daytime.

15 MR. WIMMER: I gave up my first born  
16 once on that one.

17 THE CHAIRPERSON: Well, sometimes what  
18 can work is the lights where they are channel  
19 lit letters but in the day look black and in  
20 the night look white. Sometimes that could  
21 help.

22 MR. BELANGER: In an emergency, we did  
23 that a number of years ago, but that's not the  
24 preferred way. We want to see the contrast.

25 MR. WIMMER: The intent is the

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2 concrete material would be dark enough that  
3 that creates the contrast against it.

4 THE CHAIRPERSON: To the white. Okay.

5 MR. LUCA: Is the concrete material  
6 similar to a HardiePlank, because it's  
7 basically a high density fiber cement?

8 MR. BELANGER: We're working with a  
9 few different manufacturers to finalize what it  
10 is. Right now, as of today, we're working with  
11 a GFRC panel to get the texture that we want.  
12 So by the time the Planning Board comes, I  
13 think we'll have that solidified. I do have a  
14 sample.

15 MR. LUCA: You could visually see the  
16 existing exterior through it, right? It's  
17 going to be almost like linear?

18 MR. BELANGER: It's almost an eighth  
19 of an inch. This is a sample of the GFRC.  
20 We're still working on the texture, and I'll be  
21 the first one to admit the first time I saw  
22 this and looked at it I said, God, that's  
23 awful. But, I will also tell you that if you  
24 stand back here, you lose it all. So just bear  
25 with me, I think we're doing the right thing.

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1 The color is a little bit off. This is  
 2 probably more the color we'll use, which you  
 3 could see there is plenty of contrast there.  
 4 MR. LUCA: That's done with some kind  
 5 of Z clip panel system?  
 6 MR. BELANGER: Yes. Not necessarily a  
 7 Z clip, but there's about three or four  
 8 different parts to the puzzle.  
 9 MR. LUCA: You have to hit every stud.  
 10 MR. BELANGER: Yes. There is a Z clip  
 11 design. It's not as simple as a Z clip. It's  
 12 much more complicated than that. The panel  
 13 size we're looking at right now is probably in  
 14 the area of a 6 foot by 12 foot panel.  
 15 MR. LUCA: What happens at the coping  
 16 of the existing building and the panel, because  
 17 there is a space; do you have to re-cope it?  
 18 MS. UHLE: We have this transcribed,  
 19 so if you could speak into the microphone.  
 20 MR. BELANGER: Sorry.  
 21 MS. UHLE: That's okay.  
 22 MR. BELANGER: At the corners, that  
 23 would be an acceptable air gap and will allow  
 24 the water to go in the back.

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1 MR. LUCA: The top.  
 2 MR. BELANGER: The other good thing  
 3 about this material is you could put this on  
 4 the soffit and run it horizontally so we get  
 5 that clean image all the way around the  
 6 building. Again, there will be gaps up to an  
 7 eighth of an inch to allow drainage through it.  
 8 MR. LUCA: So basically when it rains,  
 9 the rain is going between the existing EIFS and  
 10 that panel?  
 11 MR. BELANGER: No, the EIFS -- where  
 12 the existing building is?  
 13 MR. LUCA: Yes.  
 14 MR. BELANGER: We're peeling back all  
 15 the exterior finishing on the existing  
 16 building, redoing the structure to support this  
 17 new system, but that will all be finished and  
 18 waterproofed, the existing building. Somewhat  
 19 tricky but doable.  
 20 MR. LUCA: The building is EIFS now?  
 21 MR. BELANGER: Yes.  
 22 MR. WIMMER: We're creating a new  
 23 waterproof attachment system that fastens on  
 24 top of that and then the rain screen material

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1 is attached to.  
 2 MR. LUCA: My main concern, as well as  
 3 the Building Department, is maintenance issues,  
 4 like somebody punching hole into the EIFS and  
 5 how this panel stands up as well.  
 6 MR. BELANGER: These panels are pretty  
 7 durable. We really limited the amount of EIFS  
 8 that we have left on the building. With all  
 9 the NanaWall that we have and bringing the  
 10 windows down on the side elevation plus opening  
 11 up that end piece, we have very limited amount  
 12 of EIFS.  
 13 MR. MCINTYRE: Yes, you're not going  
 14 to penetrate that, but if you bang the EIFS in  
 15 the stucco, you're going to expose the Styrene  
 16 behind it. There's not a lot you could do  
 17 about it. That's just the way it's made up.  
 18 THE CHAIRPERSON: Make a motion to  
 19 open the public hearing for Application 15-84.  
 20 MR. GARCIA-BOU: Second.  
 21 THE CHAIRPERSON: All in favor.  
 22 (All aye.)  
 23 THE CHAIRPERSON: Anyone here?  
 24 (No comments.)

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## EASTCHESTER ARB - 1/7/16

1 THE CHAIRPERSON: Make a motion to  
 2 close the public hearing for Application 15-84.  
 3 MR. MCINTYRE: I second that.  
 4 THE CHAIRPERSON: All in favor.  
 5 (All aye.)  
 6 THE CHAIRPERSON: One note just in  
 7 general, I think I speak for a lot of the  
 8 people in Eastchester are very happy that  
 9 there's a book store coming back.  
 10 MR. MCINTYRE: Yes. My son just sent  
 11 me a text. He said, speak favorably on behalf  
 12 of this application. He's 12.  
 13 MR. WIMMER: We're excited to be here.  
 14 This will be the first of an entirely new  
 15 Barnes & Noble concept store as well. So in  
 16 terms of the interior, it's going to -- it will  
 17 not be like anything you've seen in other  
 18 Barnes & Noble stores, and we're very excited  
 19 for that.  
 20 MR. GARCIA-BOU: Is there going to be  
 21 a Starbucks in there too?  
 22 MR. WIMMER: The cafe will still be  
 23 serving coffee, probably Starbucks as of this  
 24 time, yes.

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1 EASTCHESTER ARB - 1/7/16  
 2 MR. MCINTYRE: Okay. So do you want  
 3 to make a motion?  
 4 I would like to make a motion on  
 5 Application 15-84, Barnes & Noble located at  
 6 670 White Plains Road, that we pass this  
 7 application along to the Planning Board with  
 8 some of the comments that you shared with us as  
 9 part of the ongoing development as part of the  
 10 presentation to the Planning Board.  
 11 THE CHAIRPERSON: Second that.  
 12 MR. MCINTYRE: All in favor.  
 13 (All aye.)  
 14 MR. MCINTYRE: Okay. Good luck.  
 15 MR. WIMMER: Thank you very much.  
 16 MR. BELANGER: Thank you very much.  
 17 THE CHAIRPERSON: I neglected to  
 18 approve the minutes before. So maybe if we  
 19 could do that before we close up. We have  
 20 February 5th? I guess --  
 21 MR. MCINTYRE: November 5th.  
 22 MR. GARCIA-BOU: November.  
 23 THE CHAIRPERSON: November 5th, but --  
 24 MS. UHLE: This goes back to February  
 25 of 2015.

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1 EASTCHESTER ARB - 1/7/16  
 2 THE CHAIRPERSON: Anyway, at that  
 3 meeting who was present, Margaret, do you know?  
 4 MS. UHLE: Enda, Carlos, and Jennifer.  
 5 THE CHAIRPERSON: Okay. So you need  
 6 to approve those minutes.  
 7 MR. MCINTYRE: Okay. I think I would  
 8 like to make a motion to approve the meeting  
 9 minutes for February 5th. If anybody has  
 10 remembered any typos or incorrectly spelled  
 11 names or what have you? Do I have a second?  
 12 MS. NEMECEK: Second.  
 13 MR. MCINTYRE: All in favor.  
 14 MS. NEMECEK: Aye.  
 15 MR. MCINTYRE: Aye.  
 16 MR. GARCIA-BOU: Aye.  
 17 MR. MCINTYRE: Okay. Those  
 18 February 5th, 2015 meeting minutes are  
 19 approved.  
 20 THE CHAIRPERSON: May 7th was attended  
 21 by?  
 22 MS. UHLE: Enda, Carlos, and Laura.  
 23 THE CHAIRPERSON: So I can make a  
 24 motion to approve the meeting minutes for the  
 25 May 7th, 2015 meeting.

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1 EASTCHESTER ARB - 1/7/16  
 2 MR. MCINTYRE: Second that.  
 3 THE CHAIRPERSON: All in favor.  
 4 MR. MCINTYRE: Aye.  
 5 THE CHAIRPERSON: Aye.  
 6 MR. GARCIA-BOU: Aye.  
 7 THE CHAIRPERSON: Okay. And then  
 8 November.  
 9 MS. UHLE: Was everyone except for  
 10 Carlos.  
 11 MR. GARCIA-BOU: I wasn't here.  
 12 MS. UHLE: You were or you were not?  
 13 Our notes say you weren't here.  
 14 THE CHAIRPERSON: I would like to make  
 15 a motion to approve the minutes for the  
 16 November 5th meeting 2015.  
 17 MR. MCINTYRE: Second that.  
 18 THE CHAIRPERSON: All in favor.  
 19 MR. MCINTYRE: Aye.  
 20 THE CHAIRPERSON: Aye.  
 21 MS. NEMECEK: Aye.  
 22 MR. LUCA: Aye.  
 23 THE CHAIRPERSON: I would like to make  
 24 a motion to close the Architectural Review  
 25 Board meeting of January 7th.

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1 EASTCHESTER ARB - 1/7/16  
 2 MR. MCINTYRE: Second that.  
 3 THE CHAIRPERSON: All in favor.  
 4 (All aye.)  
 5 THE CHAIRPERSON: Good night  
 6 Eastchester.  
 7 MR. MCINTYRE: Thank you very much.  
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EASTCHESTER ARB - 1/7/16  
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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 19th day of January, 2016.

*Dina M. Morgan*  
DINA M. MORGAN  
Court Reporter

**DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 1/7/16

CORRECTION SHEET

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CORRECTION

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