

TOWN OF EASTCHESTER

BUILDING AND PLANNING DEPARTMENT

TRANSCRIPT OF TOWN OF EASTCHESTER ARCHITECTURAL REVIEW BOARD MEETING FEBRUARY 4, 2016

RECEIVED

HELD AT: Eastchester Town Hall 40 Hill 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
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EASTCHESTER ARB - 2/4/16
which I think everyone was here.
MS. UHLE: Everyone was here.
THE CHAIRPERSON: Any notes or anything?
(No comments.)
THE CHAIRPERSON: Okay. So I would like to make a motion to approve the meeting minutes from January -- whatever it was --
MS. UHLE: 7th.
THE CHAIRPERSON: January 7th ARB meeting.
MR. MCINTYRE: Second that.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: On to our first and only application of the evening, Application 16-03 for 118 Siwanoy Boulevard. Good evening.
MR. ADAMS: Good evening. My name is John Adams. I'm the architect for this application. This is Kevin Yaghoubi. He's the homeowner/taxpayer.
Basically what we're presenting to you tonight is an addition to an existing two story brick building on Siwanoy. We're essentially

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THE CHAIRPERSON: Good evening, everyone, and welcome to the ARB meeting for February --
MS. UHLE: 4th.
THE CHAIRPERSON: 4th -- sorry about that -- 2016.
Would you all please rise for the Pledge of Allegiance.
(Whereupon the Pledge of Allegiance was said.)
THE CHAIRPERSON: Margaret, could you please call the roll.
MS. UHLE: Enda McIntyre.
MR. MCINTYRE: Here.
MS. UHLE: Carlos Garcia-Bou.
MR. GARCIA-BOU: Here.
MS. UHLE: Laura Raffiani.
THE CHAIRPERSON: Present.
MS. UHLE: Jennifer Nemecek.
MS. NEMECEK: Here.
MS. UHLE: Silvio Luca.
MR. LUCA: Here.
THE CHAIRPERSON: We'll approve the minutes from the last ARB meeting in January,

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adding -- we're rebuilding the existing garage. We're taking it down. We're building a two story addition there, which gives us enough space to also -- should I -- should I show you?
THE CHAIRPERSON: You can take the mic with you.
MR. ADAMS: So this is the existing garage here. What's pochade is actually the new footprint of the addition. So we're expanding on the north side of the property to the lot line, which is -- not the lot line, the setback line -- which is 8 foot, and there is an existing line of deciduous, very tall pine trees there, which are obviously planted there for visual privacy already. So those won't be disturbed, and those will continue to provide that function. Then the other two story addition is just 6 feet on the front, again, almost within a few inches of the front setback, and again, that's to allow us to get, actually, another bathroom on this floor. And then with the space we took to make the bathroom, it let's us also have that bedroom back.

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1 I can show you the plan. So this is
 2 the ground floor plan. The addition here
 3 allows us a larger garage with more storage
 4 space and also a little gym and laundry room on
 5 the first floor. Right now the laundry room is
 6 in the basement. I'm sure if you have clients,
 7 you know how much they love going to the cellar
 8 or the basement to do their laundry. Then this
 9 addition here where we're bumping out in the
 10 front also allows us on the first floor to have
 11 a larger kitchen. Right now it's kind of
 12 strange. The kitchen sort of includes the
 13 hallway. So you're actually kind of walking
 14 through the kitchen to get to this living room.
 15 So this allows us to make a more clear
 16 separation between, you know, an actual hallway
 17 and the kitchen in it's own space.

18 On the second floor, again, this is
 19 the new bathroom that we're placing on the
 20 second floor, and then the expansion here
 21 allows us to continue to keep this as a
 22 bedroom, and then this is a master suite above
 23 the garage.

24 What we've done is we haven't really

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1 changed -- we haven't made new openings in the
 2 existing facade. We're keeping the existing
 3 brick openings. What we've essentially done is
 4 we've kept the eve lines the same on the
 5 existing facades, and we've taken the peak of
 6 this particular addition up to the existing
 7 height of the peak of the existing building,
 8 and then we've taken that angle, whatever that
 9 angle is, 40 degrees or something, and we use
 10 that same angle here. So the building peak
 11 actually does come up another foot or so, but
 12 this allows it to be symmetrical at least in
 13 terms of the pitches and everything. We're
 14 also proposing that we would replace all the
 15 windows and provide new windows. The windows
 16 that we would like to use, while they're
 17 aluminum, they're meant to look like hot rolled
 18 steel sections. It's kind of -- it's a look
 19 like from between the wars. There are a lot of
 20 buildings in Westchester that were built with
 21 brick facades and these all steel sash windows.
 22 Steel sash windows now are incredibly
 23 expensive, so we can't use those, but we've
 24 been able to find, and I've worked with one

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1 aluminum window manufacturer before, they have
 2 a special program for architects on small
 3 projects where you could get that look, sort of
 4 a historical steel look, with the aluminum
 5 extrusions and still meet the U factor of 35,
 6 which is what we need for the state code. So
 7 that's the intention, and we're finishing it in
 8 a very dark finish sort of in line with that
 9 traditional look. This is the color. I don't
 10 know how it looks to you in this light, but
 11 it's a black -- almost a black but it has a
 12 little bit of green. It's like what you see in
 13 England in those old pubs where it's black and
 14 you get a faint touch of green or something or
 15 sometimes blue. So that's what we're proposing
 16 as the powder coat on all of these windows.
 17 Obviously, this is a rendering we did to give
 18 you a better idea of what's that's going to
 19 look like. Then we'll use copper gutters,
 20 copper leaders, copper flashing, there's a
 21 little copper standing seam roof over -- I
 22 don't know what to call that -- a little --

23 **THE CHAIRPERSON:** Portico?

24 **MR. ADAMS:** Portico, yes. This will

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1 be probably a wood garage door, but it will be
 2 painted that same color as the windows. This
 3 is the shingle that we're proposing. It's a
 4 Timberline pewter gray. We don't expect you're
 5 going to see too much of that from the street.
 6 We're going to put some chimney pots on the
 7 existing chimneys that are there and any other
 8 trim will be also finished in this same paint
 9 color, which there isn't very much trim,
 10 frankly. It's almost all brick. We are
 11 continuing on the addition some of the brick
 12 work that's already there. In other words,
 13 over the head of the windows there's soldier
 14 courses, so we're doing that again on these
 15 additions, and there's also a line of rowlock
 16 course, you know, at the sill of the windows,
 17 which actually comes out, sticks out from the
 18 main plane of the brick. So we're going to
 19 continue that attitude around the house.

20 **THE CHAIRPERSON:** When was the house
 21 built originally?

22 **MR. ADAMS:** Do you know exactly?

23 **THE CHAIRPERSON:** Nice brick work.

24 **MR. ADAMS:** I probably would have

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1 liked to change a few things.

2 MR. GARCIA-BOU: I'm assuming you're
3 going to try to match the brick that's there
4 now.

5 MR. ADAMS: Yes.

6 MR. GARCIA-BOU: You found a brick to
7 match that already?

8 MR. ADAMS: We haven't yet, but I'm
9 pretty sure that we'll be able to.

10 MR. MCINTYRE: You're extending the
11 chimneys; right?

12 MR. ADAMS: I haven't been up there to
13 measure them but we will if we have to. I
14 think we may have to on the main chimney
15 because we've come up a foot. So we'll
16 probably have to raise that about a foot.

17 THE CHAIRPERSON: I notice that --
18 obviously, you're removing all of the shutters.

19 MR. ADAMS: Yes.

20 THE CHAIRPERSON: But on that one
21 window, the one on the stair landing --

22 MR. ADAMS: This one?

23 THE CHAIRPERSON: Yes. As it is now,
24 there is like the flower pot at the bottom, the

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1 flower box, and it seems to kind of make it
2 line up with the bottom of the other --

3 MR. ADAMS: This one here?

4 THE CHAIRPERSON: Yes.

5 MR. ADAMS: Right.

6 THE CHAIRPERSON: Did you consider
7 leaving that there, or did you want to remove
8 it?

9 MR. ADAMS: I certainly wouldn't mind
10 to put it back in. I've done that with clients
11 and then they never do anything with the flower
12 pot. So I think it's a little bit clumsy sill
13 height, you know -- I mean, unless we made that
14 an operable window, which we could do if you
15 guys felt strongly about it. I sort of like --
16 I have to say, I sort of like the -- I mean,
17 this is a stair here, so, you know, usually
18 when you have a window at the stair it tends to
19 fall, you know, in that sort of asymmetrical
20 way relative to sill heights, and I think it
21 actually in a certain way adds a kind of charm
22 to that facade.

23 THE CHAIRPERSON: A kind of what, I'm
24 sorry?

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1 MR. ADAMS: It adds a certain charm to
2 that facade. Also, you have to remember, this
3 piece is not flat anymore. It's out 6 feet.

4 So you're really not going to see the --

5 THE CHAIRPERSON: That relationship so
6 much. Yes, you're right for sure. 6 feet,
7 that's --

8 MR. ADAMS: That will make a
9 difference, yes.

10 MS. NEMECEK: Will you be replacing
11 the lighting on the facade?

12 MR. ADAMS: Exterior lighting?

13 MS. NEMECEK: Yes.

14 MR. ADAMS: Yes. I mean, we haven't
15 really looked at the electrical yet. We'll
16 have to do something though, obviously. I
17 mean, usually what we do is sort of landscape
18 lighting for pathways. We don't blast the
19 pathway for lighting on the building. We
20 usually put that on the pathway, but we need
21 something here over the garage, and we will
22 probably need to have something here on the
23 side. That's a good point.

24 THE CHAIRPERSON: You should bring
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1 cuts of those when you go to the Planning Board
2 on the lighting.

3 MR. ADAMS: Okay.

4 THE CHAIRPERSON: Are there plans to
5 do anything -- I know it's not necessary, I
6 don't think --

7 MS. UHLE: On additions the landscape
8 plans?

9 THE CHAIRPERSON: What's here now
10 looks very --

11 MS. NEMECEK: Weak.

12 THE CHAIRPERSON: Yes, exactly.

13 MR. ADAMS: Yes. There's almost no
14 landscaping in the front yard right now.

15 THE CHAIRPERSON: There's like these
16 hedges kind of in the front or is that gone?

17 MR. ADAMS: I'm sorry.

18 THE CHAIRPERSON: There are some
19 hedges right in front of the -- right up
20 against the home.

21 MR. ADAMS: You mean around the --

22 MS. UHLE: Some of those will probably
23 need to be removed or relocated when they do
24 the addition.

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1 THE CHAIRPERSON: I think it could
2 benefit from something to be done.
3 MR. ADAMS: You're talking about these
4 existing ones here?
5 THE CHAIRPERSON: Yes.
6 MS. UHLE: I think -- and I've said
7 this before -- with additions and alterations
8 when it's not a builder doing a new single
9 family home, to me if you go around
10 Eastchester, most people do a good job with
11 their landscaping eventually. I know just
12 personally a lot of times homeowners that are
13 doing additions and alterations, that's their
14 priority in their budget, and then they come
15 back later to the landscape. What I find
16 sometimes when we require that they do
17 landscape plans, they end up doing something
18 just to get something done that's not
19 necessarily as attractive as they would do if
20 they were given a little more time and their
21 finances are a little different. I think
22 that's one of the reasons, and especially
23 for -- commercial properties absolutely we
24 require the landscape plans, and new buildings,
25

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1 but I think what we found in the past for
2 additions when we required landscape plans,
3 people were putting rows of Junipers or, you
4 know, they were just trying to do something
5 quick and easy to satisfy that requirement.
6 THE CHAIRPERSON: I'm not looking to
7 saddle them with a requirement. Just a
8 recommendation or suggestion that this is a
9 good time to look at that, that's all.
10 MS. UHLE: Absolutely.
11 MR. ADAMS: I mean, I think one of the
12 things we really want to look at is there is
13 nothing that really defines the front property
14 line. There is nothing that really protects it
15 from the street. So I think some low planting,
16 you know, more toward the street line that then
17 gives you a yard -- you know, a buffer between
18 the street and the house is also going to be
19 important, as well as some sort of low --
20 something low -- maybe not something so
21 geometrical but something low near the house.
22 I think the facade of the house itself is going
23 to be quite nice. I wouldn't want it to be
24 eaten by like tall --
25

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1 THE CHAIRPERSON: Yes, not so high,
2 not so geometrical, I think it kind of takes
3 away from the home. It will look different
4 anyway once the additions are on.
5 MR. ADAMS: Although, you know, I
6 mean, a certain shape to some low Boxwoods, a
7 sort of conical shape or something, that could
8 look nice.
9 THE CHAIRPERSON: Did you also
10 consider to the left of the entry on the
11 facade -- did you consider a window in the
12 bath -- maybe perhaps a small window in that
13 area that is actually the bathroom?
14 MR. ADAMS: You're talking about right
15 here?
16 THE CHAIRPERSON: Yes.
17 MR. ADAMS: Well, we didn't really
18 talk about it, because we are losing a window
19 there.
20 THE CHAIRPERSON: Is there one there
21 now?
22 MR. ADAMS: It's around the side.
23 It's around the side.
24 THE CHAIRPERSON: Oh, okay. I don't
25

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1 know, maybe just something that would be as big
2 as the one on the garage door. I don't know,
3 maybe it would --
4 MR. ADAMS: I have to say, I'm sort
5 of -- from a practical point of view, I like
6 it, but from a sort of facade point of view I'm
7 not so sure.
8 THE CHAIRPERSON: It's always nice to
9 have a -- it could be just, you know, a
10 little --
11 MR. ADAMS: Yes, like a little -- I
12 guess if you had some planting there too, maybe
13 it would also merge into something not so
14 noticeable.
15 MR. GARCIA-BOU: There's two
16 fireplaces on this house?
17 MR. ADAMS: No, there's -- yes,
18 there's two. That's right. I'm sorry.
19 There's a gas one here and then there's a
20 regular one between the garage and the house.
21 MS. NEMECEK: There's also a wrought
22 iron railing around the back of the house; is
23 that going to be replaced or painting or --
24 MR. ADAMS: You're talking about --
25

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1 MS. NEMECEK: The one that runs along
2 the back porch.
3 MR. ADAMS: Around the terrace?
4 MS. NEMECEK: Uh-huh.
5 MR. ADAMS: Actually, our intention --
6 our intention is to get the grade here at
7 30 inches, and we're going to build up this
8 stone 2 feet above the level of the terrace.
9 So we think that's enough for protection and it
10 meets code as well.

11 MS. NEMECEK: Good.

12 MR. ADAMS: Yeah, we're trying to
13 avoid the --

14 THE CHAIRPERSON: I would like to make
15 a motion to open this application number 16-03
16 for a public hearing. If there is anyone in
17 the audience who -- there is nobody here.
18 Unless the homeowner would like to speak about
19 it? Would you like to speak about it?

20 MR. ADAMS: Did you want to make any
21 comments?

22 THE CHAIRPERSON: Is there anything
23 you would like to say?

24 MR. YAGHOUBI: We're excited to start
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1 the project. We just had a baby.

2 THE CHAIRPERSON: Congratulations.

3 MR. ADAMS: The bedrooms are filling
4 up.

5 MR. YAGHOUBI: Yes, she's seven days
6 old. So we would like to expand the home a
7 little bit so we can have room for our future
8 family.

9 MR. MCINTYRE: Congratulations.

10 MR. YAGHOUBI: Thank you very much.

11 THE CHAIRPERSON: I make a motion to
12 close the public hearing.

13 MR. MCINTYRE: Second that.

14 THE CHAIRPERSON: All in favor.

15 (All aye.)

16 THE CHAIRPERSON: Any more comments
17 from the board regarding the application;
18 suggestions, comments?

19 (No comments.)

20 MS. UHLE: If you're going to wrap it,
21 I just have two suggestions: I think to just
22 consider eventually doing a landscape plan or
23 installing landscaping or as soon as you could
24 do that. Did you want to say consider looking

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1 at putting a small window on the left side of
2 that door there?

3 THE CHAIRPERSON: Yes, ponder it. If
4 it works, it works.

5 MR. ADAMS: We'll look at that.

6 MS. UHLE: Then to bring catalogue cut
7 sheets of any proposed lighting fixtures. Was
8 there any recommendation with regard to the
9 railing? I think I was taking notes.

10 MS. NEMECEK: No. The wall is going
11 to be lifted.

12 MS. UHLE: Okay. So that would be it.
13 So really if you could bring the catalogue cut
14 sheets to the Planning Board with regard to
15 lighting fixtures.

16 MR. ADAMS: Very good.

17 MR. MCINTYRE: So I would like to make
18 a motion on Application 16-03, 118 Siwanoy
19 Boulevard, that we pass the application along
20 to the Planning Board while you consider some
21 of the items discussed. Do I have a second?

22 THE CHAIRPERSON: Second.

23 MR. MCINTYRE: All in favor.

24 (All aye.)

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1 MR. MCINTYRE: Okay. Good luck.

2 MR. ADAMS: Thank you very much.

3 THE CHAIRPERSON: Thank you.
4 Congratulations. Good evening.

5 (MEETING ADJOURNED.)

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CERTIFICATION

5 STATE OF NEW YORK)
6) Ss.
7 COUNTY OF WESTCHESTER)


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

12 That the above transcript was taken from
13 a videotape of the actual hearing. I was not
14 present for such hearing. The videotape was
15 taken and transcribed by me to the best of my
16 ability.

17 And, I further certify that I am not
18 related to any of the parties to this action by
19 blood or marriage, and that I am in no way
20 interested in the outcome of this matter.

21 IN WITNESS WHEREOF, I have hereunto set
22 my hand this 23rd day of February, 2016.

23
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25


DINA M. MORGAN
Court Reporter
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CORRECTION SHEET

PAGE CORRECTION

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