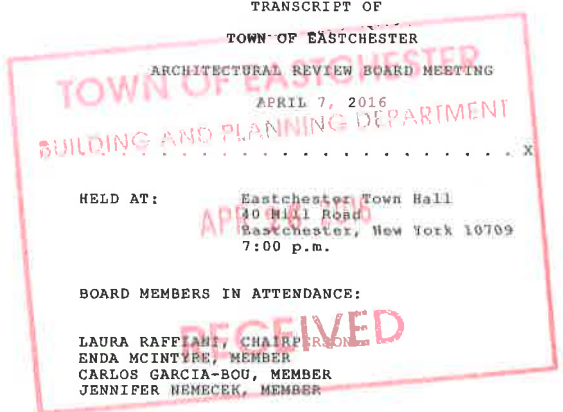


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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

APRIL 7, 2016

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

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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EASTCHESTER ARB - 4/7/16

a motion to approve the minutes from the March
ARB meeting.

MR. MCINTYRE: Second that.

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

THE CHAIRPERSON: Then the two
applications we have this evening.

First up is Application 16-04, 33
Orchard Street.

MR. MAIORANO: Good evening, board
members. My name is Adamo Malorano from
Community Designs on behalf of the applicant,
Karen Fox. We are proposing a two and a half
story side addition to the existing dwelling.

To go over the plan a little bit, the
basement floor is going to be a two car garage,
a staircase going up to an open floor plan
first floor, and second floor plan master
bedroom and master bath with a deck on the
rear. The deck will consist of Trex decking
and PVC white railing around it, which will
match the existing deck that is currently at
the dwelling in the rear yard.

As far as elevation material, we are

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EASTCHESTER ARB - 4/7/16

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

(Whereupon the Pledge of Allegiance
was said.)

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

MS. UHLE: 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.

MR. NEMECEK: Here.

MS. UHLE: Silvio Luca said he would
not be able to attend the meeting.

THE CHAIRPERSON: Okay. The approval
of the minutes from our previous meeting in
February -- we skipped March; right?

MS. UHLE: That's right, we had no
meeting in March.

THE CHAIRPERSON: I would like to make

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EASTCHESTER ARB - 4/7/16

proposing to redo the entire house with new
HardiePlank siding. It's going to be like a
beige color, as well as the -- the existing
windows in the house were recently renovated,
so we're going to put new Andersen windows on
the addition and match the top and bottom
grills with the existing windows. As far as
the roof, we're going to do a Timberline
asphalt shingle roof. It's a dark charcoal
color. The garage doors will be a -- it's a
steel insulated door with a wood grain
composite overlay, pretty much what's depicted
in the picture there. The roof above the
garage is going to be metal standing seam roof.
The color pretty much matches like a copper
roof.

We did break up the elevation in the
proposed addition. The top half will be a
shake siding of HardiePlank, not to give it
that kind of dominant feel, bring it down a
little bit as far as the flare and molding
goes. Also, it's going to be an AZEK trim
fascia board as well as the elements and the
roof rakes and the decorative brackets are

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1 EASTCHESTER ARB - 4/7/16
 2 going to be AZEK brackets. If there are any
 3 questions?
 4 The retaining wall, it's going to be a
 5 Cambridge retaining wall pretty much what's
 6 depicted here, as you could see. The sample of
 7 like the cap of the wall and the kind of
 8 material, if you want to pass them out, on the
 9 elevation, the color of the siding and the
 10 stucco and the roof color.
 11 The street-scape goes pretty much what
 12 you see there. The house to the left had an
 13 addition to it where it's kind of two and one
 14 and that's kind of what the street-scape would
 15 look like ultimately.
 16 Any questions?
 17 THE CHAIRPERSON: Is that a flower box
 18 on the --
 19 MR. MAIORANO: It's actually not. I
 20 originally had kind of a flower box because of
 21 that big area. It's just going to be an AZEK
 22 recessed paneling kind of detail. The owner
 23 didn't want a flower box but that was my
 24 original kind of idea. It's a bathroom window
 25 so not to give that blank kind of area we tried
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 2 to add some detailing to drop it down.
 3 THE CHAIRPERSON: Is the reason for
 4 the height or the shorter window there because
 5 of what's going on inside?
 6 MR. MAIORANO: Exactly. So behind
 7 that is the whirlpool, so it's a smaller
 8 window. It's not like the normal second floor
 9 windows.
 10 THE CHAIRPERSON: It looks like a nice
 11 solution. I think the flower box would have
 12 been nicer but it still works.
 13 MR. MAIORANO: That was my original
 14 idea and to have the brackets as well
 15 underneath it, but they weren't really going
 16 for it to do planting outside the jacuzzi
 17 whirlpool.
 18 MR. MCINTYRE: On elevation 2, I guess
 19 2 on A-2, what's the height from the lowest
 20 level at grade at the top of that retaining
 21 wall to the underside of the siding, just to
 22 try to get a sense of how much exposed stucco?
 23 MR. MAIORANO: I'm sorry, where the
 24 garage is?
 25 MR. MCINTYRE: Yes.
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 2 MR. MAIORANO: It's probably about 8
 3 feet.
 4 MR. MCINTYRE: But how much -- so I
 5 guess just looking, because that's considered
 6 the front of the home, is there any way to try
 7 and minimize the extent of exposed stucco on
 8 that plinth, that sort of triangular plinth
 9 that runs from I guess the lower grade at 217
 10 and then you have the top of the retaining
 11 wall, which it looks maybe 221 or something
 12 like that? It's like around -- there's like
 13 around 5 feet of exposed stucco there.
 14 MR. MAIORANO: On the left-hand side.
 15 The applicant is trying to get as wide a
 16 driveway as he can.
 17 MR. MCINTYRE: I understand. I'm not
 18 so much concerned about the width. You're
 19 trying to shroud it with some shrubbery.
 20 MR. MAIORANO: Yes.
 21 MR. MCINTYRE: Is there any way that
 22 that extent of stucco can be minimized, can be
 23 reduced so that it's not 4 feet because that's
 24 a significant amount of stucco? It looks like,
 25 you know, the foundation is sort of popping out
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1 EASTCHESTER ARB - 4/7/16
 2 of the ground.
 3 MR. MAIORANO: Sure. The way the
 4 topography goes, we can drop the siding down
 5 probably a foot. It's just then --
 6 MR. MCINTYRE: Right. It looks like
 7 you have some space, you know, to bring it down
 8 just to try and minimize the amount of sort of
 9 stuccoed exposure. I think -- like wouldn't
 10 you agree looking at the siding it's a little
 11 more aesthetically pleasing than looking at 4
 12 feet of stucco?
 13 MR. MAIORANO: Sure. We can kind of
 14 raise the grade a little bit, maybe 6 inches or
 15 so. We don't want to make the retaining wall
 16 so high.
 17 MR. MCINTYRE: Right.
 18 MR. MAIORANO: So we can play with
 19 that.
 20 MR. MCINTYRE: Retaining walls are
 21 around like four and a half feet?
 22 MR. MAIORANO: Yes, exactly, around 4
 23 feet.
 24 THE CHAIRPERSON: Do you have a larger
 25 picture, because all we have is that little
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2 mini picture?

3 MR. MAIORANO: Pictures of the house?

4 THE CHAIRPERSON: Yes, of the

5 existing.

6 MS. UHLE: On the back page, Laura, of
7 the full size set.

8 THE CHAIRPERSON: Oh, there they are.
9 Okay.

10 MR. MAIORANO: My client is going to
11 re-landscape and put new shrubs --

12 MS. UHLE: It's the one in the lower
13 right-hand corner.

14 MR. MAIORANO: -- In the front. So
15 that will block that. You can see the shrubs
16 that are existing they're going to be redone,
17 and there's going to be new shrubbery in the
18 front to stop that kind of stucco look.

19 MR. GARCIA-BOU: The face of your
20 steps on your entryway, what is that there?

21 MR. MAIORANO: The existing? You mean
22 the existing on the house? I believe they're
23 like a Unilock paver. Our steps are going to
24 be the same as the retaining wall, the
25 Cambridge steps.

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2 MR. GARCIA-BOU: Have you ever thought
3 of using a different material on that face
4 where the stucco is in the front?

5 MR. MAIORANO: Well, the existing is
6 like a white limestone, that's why we're doing
7 that white stucco, but we're kind of open, too,
8 as far as the foundation.

9 THE CHAIRPERSON: I think once the
10 shrubs are in front of it, you're not really
11 going to notice it.

12 MR. MCINTYRE: It's still almost
13 5 feet.

14 MR. MAIORANO: It may look like it's
15 more in the drawings.

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

18 (No comments.)

19 THE CHAIRPERSON: Is it all right if I
20 open it up?

21 MR. MCINTYRE: Sure.

22 THE CHAIRPERSON: I would like to open
23 up Application 16-04 to the public hearing, if
24 there is anyone here that would like to ask
25 some questions.

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2 MS. UHLE: I think you need to make a
3 motion and then everyone has to approve it.

4 THE CHAIRPERSON: Make a motion.

5 MR. MCINTYRE: Second that.

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

8 THE CHAIRPERSON: Sorry about that.
9 Anybody here that would like to get up?
10 (No comments.)

11 THE CHAIRPERSON: I will make a motion
12 to close the public hearing for Application
13 16-04.

14 MR. MCINTYRE: Second that.

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

17 MR. GARCIA-BOU: The color of the
18 existing house is yellow?

19 MR. MAIORANO: It's not really yellow.
20 The picture when it prints out looks a little
21 more yellow. It's like a beige. We're redoing
22 the entire house, so that will be --

23 MR. GARCIA-BOU: The whole house is
24 being --

25 MR. MAIORANO: Brand new HardiePlank
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2 siding. This is it. This is what it will look
3 like.

4 MR. MCINTYRE: Any work to the
5 chimney?

6 MR. MAIORANO: That's existing brick,
7 so it's going to remain.

8 MR. MCINTYRE: It will just get
9 re-flashed?

10 MR. MAIORANO: Yes, when they redo the
11 roof. Probably copper flashing.

12 MR. GARCIA-BOU: The HardiePlank just
13 goes on the bottom portion and the existing
14 portion and then the other side of the addition
15 up on top?

16 MR. MAIORANO: The shake will be this
17 portion and this portion and the rest will be
18 siding.

19 THE CHAIRPERSON: So there's a tree
20 right -- if you look on the photo number -- the
21 middle on the bottom, middle right.

22 MR. MAIORANO: It's on the city
23 property, so they would have to remove that
24 tree unfortunately.

25 MS. UHLE: Have you checked that with
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2 the Highway Department at all?

3 MR. MAIORANO: I can.

4 MS. UHLE: That would actually need
5 approval of the Highway Department.

6 MR. NEMECEK: Because in this photo it
7 looks like a healthy oak.

8 MR. MAIORANO: It's right close to the
9 power lines.

10 THE CHAIRPERSON: Where would it wind
11 up on the site plan?

12 MR. MAIORANO: If you look, it's
13 dotted where the street opening would be.
14 Obviously the opening would have to squeeze in
15 and then curve around the tree.

16 THE CHAIRPERSON: That's a shame.

17 MS. UHLE: The curb cut and the
18 removal of the tree would both require approval
19 from the Highway Department. I don't know.

20 There may be a way -- is there a way --

21 MR. MAIORANO: There is a way.

22 MS. UHLE: Because you could keep the
23 existing curb cut and then just widen it when
24 you get to the property line, and the Highway
25 Department may require that you do that.

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2 garage?

3 MR. MAIORANO: It's not shown on
4 yours. Margaret made it clear for the Planning
5 Board we'll have to show drainage. We show in
6 this plan a trench drain at the property line.
7 So it's still going to pitch this way and down
8 to the property line and capture that runoff.
9 We would propose five CULTEC units in the rear
10 to capture all the excess impervious surface as
11 far as the addition and the driveway. There
12 will be a way to pitch that water like it
13 pretty much is existing but our proposed garage
14 is, yes, going to be a little bit lower.

15 MR. MCINTYRE: Obviously you've got
16 more hard-scape now than you had before, so.

17 MR. MAIORANO: Yes.

18 THE CHAIRPERSON: To recap, is there
19 anything --

20 MS. UHLE: Two comments: One was you
21 recommend lowering the siding on the front
22 elevation and/or raising the grades to minimize
23 the extent of the exposed stucco there, and
24 then also recommend that the tree remain, if at
25 all possible, and that would require a

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2 MR. MAIORANO: Sure.

3 THE CHAIRPERSON: I think that that
4 would be the preferred.

5 MR. MCINTYRE: You know, the sort of
6 graduation in the topography you have like a 6
7 inch differential from the front of the
8 driveway, 217.5 to 217.6; is there any concern
9 regarding, you know, the grading of the
10 driveway and the fact that all the property
11 slopes right to left and the fact that --

12 THE CHAIRPERSON: East to west.

13 MR. MCINTYRE: East to west. -- And
14 the fact that, you know, you have an entry door
15 entering into the home as well as the garage;
16 is there any concern?

17 MR. MAIORANO: It's about 6 inches, so
18 it will slope into the garage area. There's
19 going to be a trench drain there to capture the
20 water and infiltration systems in the rear, and
21 the edge will probably be a curb stone along
22 the driveway to help the difference in the
23 grade and the existing and the driveway.

24 MR. MCINTYRE: You do have a French
25 drain? Is there a French drain outside the

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2 discussion with the highway superintendent.

3 THE CHAIRPERSON: Okay. So I would
4 like to make a motion to send the Application
5 16-04 along to the Planning Board with a
6 recommendation of approval.

7 MR. MCINTYRE: I second that.

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

10 MR. MCINTYRE: Okay. Good luck.

11 THE CHAIRPERSON: On to our next
12 applicant. Application 16-15, 9 Innisfree.
13 Welcome.

14 MR. DEMASI: Good evening. My name is
15 Lou Demasi. I'm the architect. I'm here on
16 behalf of John Jennings. He's the owner. He
17 just recently purchased the house.

18 The house is a Fifties style house
19 that needs some upgrading. So what we're
20 looking to do is add on above the garage to do
21 a master suite and then just enhance the look
22 by upgrading the facade. We're going to be
23 taking off the brick that's on the bottom and
24 removing all the siding and replacing the
25 siding.

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1 I have some photographs of the
2 neighborhood. There's some neat looking
3 designs, a little bit eclectic designs, but I
4 think it's a nice look in the neighborhood.

5 What we're proposing to do is more of
6 a shingle style house with some roof peaks that
7 face the front, removing the brick work and
8 replacing that with stone. HardiePlank siding
9 is going to be dressing up most of the house
10 and then some accents of either a shingle or a
11 scalloped siding in the peaks.

12 As far as what we're doing to the site
13 plan, it's on the cul-de-sac and the house
14 faces, you know, the road here. We're going to
15 relocate the driveway, get rid of the two car
16 garage in the front and add a third bay to the
17 side. So make it a three car garage facing the
18 side, which I always think looks nicer when you
19 don't see the garage doors in the front of the
20 house. It looks better, you know, on the side.
21 So we'll have a new driveway, probably cutting
22 down two trees definitely in the driveway, so
23 we're going to have to cut the two trees down,
24 and then a new suite and driveway to the side.

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EASTCHESTER ARB - 4/7/16

1 As far as the floor plan, the existing
2 house when you come in has a lower sunken
3 living room and that's what gives us this
4 condition that we could add this nice picture
5 window assembly in the front, and then it lifts
6 up back to the dining room area. So this is
7 raised up. We're not adding anything above
8 that, we're just recreating the ceilings up
9 there. The rest of house is laid out in such
10 that it's got a family room in the back. There
11 was, I believe, like a doctor's office. The
12 original owner had like some kind of office
13 that we're getting rid of and we're just doing
14 like a playroom for the kids and office for the
15 owner and adding, like I said, the third bay
16 back here, getting rid of the doors in the
17 front and just creating three doors to the
18 side.

19 The upstairs what we're doing is
20 getting rid of a -- actually we're not getting
21 rid anything -- we're removing a bathroom and
22 that's going to give us a corridor to give us
23 access to above the garage and that's where
24 we're creating like a master bedroom suite.

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1 Here's the side elevation. The garage
2 doors we're proposing carriage style doors, a
3 little bit of stone work that wraps around, new
4 windows throughout the whole house, and new
5 siding. This would be the other side that
6 faces a wooded area and then I think it goes
7 back to a cemetery that's back there. So there
8 are no neighbors that are really facing this
9 side.

10 Along with the project, there's an
11 existing porch that is in really bad disrepair.
12 So I was just a little bit worried about the
13 setback, but I don't think we have an issue
14 with that. We're just going to be basically
15 taking down, going with a little bit of a
16 higher pitch and doing a metal seam raised
17 roof.

18 I don't know if there were any
19 questions?

20 MR. GARCIA-BOU: Do you have any
21 heights on the front of the house or the back
22 of the house anywhere?

23 MR. DEMASI: On the front elevation on
24 the side from the average grade to the top of

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1 the roof is 28 and 11 and we're allowed 33 and
2 to the eve line is 17 where we're allowed 23.
3 As far as raising from what the existing house
4 was, the existing peak you see is here, we're
5 not any higher than that.

6 THE CHAIRPERSON: This is, Margaret,
7 considered an alteration?

8 MS. UHLE: Yes, technically.

9 MR. DEMASI: We're really not knocking
10 down anything, we're just adding to it.

11 THE CHAIRPERSON: But I think visually
12 it kind of still looks like a new home and
13 really could use the street-scape. I know
14 that's technically not required for an
15 application that's an addition but it would
16 help.

17 MR. DEMASI: I agree with you, but the
18 problem is that it's on a cul-de-sac so it's
19 kind of hard to get a street-scape.

20 THE CHAIRPERSON: Even maybe how about
21 just a panorama of the existing with just a
22 little montage on top of it or something like
23 that? If you could, that would help.

24 MR. DEMASI: It's not a realistic kind

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1 of, but this is the house that's adjacent to it
2 and then this is the other house that's right
3 next to that one.

4 THE CHAIRPERSON: The one adjacent is
5 13?

6 MR. DEMASI: Yes. We're number 9.
7 It's in the cul-de-sac, so it kind of switches
8 to even. Number 5 is right next to it and then
9 number 13.

10 Again, as far as the height, the
11 height is not any higher than the existing
12 ridge.

13 MS. UHLE: It's actually 4 feet less
14 than it's permitted to be too.

15 MR. DEMASI: Correct, yes.

16 THE CHAIRPERSON: The standing metal
17 seam roof is what you were referring to before
18 over the front door, that area?

19 MR. DEMASI: Yes. The existing right
20 now is a shingle roof, it's a very low pitched
21 roof. See it here?

22 THE CHAIRPERSON: Uh-huh.

23 MR. DEMASI: See how much room you
24 have between the windows and the roof? It

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EASTCHESTER ARB - 4/7/16

1 looked kind of odd, so we were going to replace
2 that and go with a little bit bigger window and
3 a little bit steeper pitch on the roof.

4 MR. NEMECEK: Is there any lighting
5 proposed? I don't see any lighting.

6 MR. DEMASI: Any --

7 MR. NEMECEK: Lighting.

8 MR. DEMASI: The only lighting we're
9 going to propose, you need one by the front
10 door.

11 MR. NEMECEK: And by the garages.

12 MR. DEMASI: And by the garages,
13 correct. Other than that, no landscape
14 lighting or anything like that is proposed.

15 THE CHAIRPERSON: Or maybe by the back
16 door?

17 MR. DEMASI: It's required by code, so
18 we're going to have like one fixture there.
19 Every outside door needs one so.

20 THE CHAIRPERSON: You should put those
21 on the plans when you go to the Planning Board
22 and bring cuts as well.

23 MR. DEMASI: Of the light fixtures?

24 THE CHAIRPERSON: Of the light

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EASTCHESTER ARB - 4/7/16

1 fixtures, yes.

2 MR. MCINTYRE: The detailing on top of
3 the stacked stone looks like you have a cap
4 stone on that?

5 MR. DEMASI: Correct.

6 MR. MCINTYRE: What is that?

7 MR. DEMASI: It would be flagstone or
8 bluestone material inch and a half thick. It's
9 going to be beveled a little bit to shed the
10 water.

11 MR. MCINTYRE: So all of the windows
12 upstairs, right, like they're all getting
13 relocated?

14 MR. DEMASI: All the windows in the
15 whole house are being redone.

16 MR. MCINTYRE: I think, and again, I
17 don't know how difficult this would be as part
18 of the next go around, but what may be helpful
19 because this is a renovation, this is an
20 renovation of an existing home, maybe you can
21 have a dash line sort of representation of the
22 existing, you know --

23 MR. DEMASI: A little shadow line to
24 show where the house would be, yes.

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EASTCHESTER ARB - 4/7/16

1 MR. MCINTYRE: -- Of the existing home
2 in relationship to the new home. I just think
3 that visually you look at it and that sort of
4 clearly delineates the outline and profile of
5 the existing home versus the new home, and I
6 think that answers a lot of questions just by,
7 you know, somebody looking at the respective
8 elevation.

9 MR. DEMASI: Understood.

10 MR. MCINTYRE: And everything is
11 pretty much a new renovation, like the layouts
12 are existing? Is everything getting redone
13 inside like new floors?

14 MR. DEMASI: That's correct. All the
15 bathrooms are being redone. They're really
16 outdated bathrooms and they really all need to
17 be redone.

18 MR. MCINTYRE: Do you have a story
19 board? Do you have a presentation board with
20 some of the finishes or not?

21 MR. DEMASI: Yes, I mean, we have a
22 color of the siding, where which is a
23 HardiePlank gray color, all the trim going to
24 be white, and we're going to go with an asphalt

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EASTCHESTER ARB - 4/7/16

1 shingle Timberline charcoal color. I think
2 there's a schedule on your front elevation
3 showing the colors and the materials and the
4 respective manufacturers. AZEK white, stone is
5 just going to be a neutral color, no pinks or
6 rose colors, just a natural color, and that's
7 going to go throughout the bottom of the house
8 and underneath the portico. I think that
9 always looks elegant when you do that.

10 MR. GARCIA-BOU: The entry columns,
11 what type of material is it?

12 MR. DEMASI: AZEK. Right now they're
13 wood and they're all rotting at the bottom. So
14 they're going to be all replaced, and then
15 we're going to put --

16 MR. GARCIA-BOU: Square, round?

17 MR. DEMASI: Square, yes. Square
18 columns, yes. The square I think looks best
19 here because of the scale of it. It's not
20 really too high. When you do a round column,
21 it makes it look, I think, too squatty.

22 MR. MCINTYRE: And the standing seam,
23 is that a copper or is it aluminum?

24 MR. DEMASI: No, it's going to metal.

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1 No copper. I haven't really spoken to the
2 homeowner about the color yet, but I'm sure
3 it's not going to be a red or a dark blue or
4 anything like that. It's going to be more of a
5 neutral color, like a brownish color.

6 MR. MCINTYRE: I guess the fascia of
7 the porch, the elevated level underneath that
8 standing seam, what's that?

9 MR. DEMASI: It's all white trim.

10 MR. MCINTYRE: That's white trim?

11 MR. DEMASI: Yes.

12 MR. MCINTYRE: That elevation, is
13 that -- what's the floor surface on that?

14 MR. DEMASI: I'm sorry.

15 MR. MCINTYRE: What's the walking
16 surface on that?

17 MR. DEMASI: It's an existing
18 flagstone.

19 MR. MCINTYRE: It's flagstone. Okay.

20 MR. DEMASI: It can't be -- it's where
21 it is.

22 MR. MCINTYRE: I'm just wondering
23 because where you have the --

24 MR. DEMASI: It's not in the greatest

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1 condition but it's bluestone. We're going to
2 fix it. I would like it to still be bluestone,
3 yes.

4 MR. GARCIA-BOU: The windows in the
5 master bath, the roof part of that window, what
6 is that material?

7 MR. DEMASI: This is all white AZEK
8 trim.

9 MR. GARCIA-BOU: The roof part.

10 MR. DEMASI: This roof part is going
11 to be asphalt. I think with the white trim and
12 the nice color of the HardiePlank I think
13 that's going to be a nice accent to pop.

14 MR. NEMECEK: Is there currently a
15 walkway to the front porch?

16 MR. DEMASI: Is there currently --

17 MR. NEMECEK: A walkway.

18 MR. DEMASI: Walkway, yes. So the
19 walkway -- right now the driveway is here, you
20 would park here, and then you would walk
21 underneath the covered porch, but there is no
22 walkway to like the front of the house.

23 MR. NEMECEK: Are you going to add one
24 or is it going to stay the way it is.

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1 MR. DEMASI: Yes, it's going to stay
2 the way it is. There is no walkway to the
3 front. There is no sidewalk or anything to
4 connect to, so -- oh, as far as like going from
5 the garage door? From the garage is it
6 possible you're saying?

7 MR. NEMECEK: Yes, because why have a
8 front door if you can't walk to it.

9 MR. DEMASI: There will be a path
10 here, yes. There will be a path from the
11 garage doors, you will walk on a path which
12 will be bluestone, and that will connect it to
13 the porch, yes.

14 MR. MCINTYRE: What about placement of
15 outside air conditioning equipment, condensers?

16 MR. DEMASI: I haven't figured that
17 out yet, but that's going to be located in the
18 back, you won't see it from the front, and it
19 will have to be within the setbacks because
20 that's a requirement.

21 MR. MCINTYRE: So I think as part of
22 the next presentation that's something you may
23 want to have thought about as possibly located
24 or at least outlined on your site plan.

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1 THE CHAIRPERSON: It needs to be.
 2 MR. MCINTYRE: And again, if there is
 3 any other sort of venting that needs to
 4 penetrate the roof line, the roof surfaces, I
 5 think that may be something -- would that be
 6 evident, because the master bathroom is --
 7 MR. DEMASI: I'll make sure any
 8 venting that -- I don't like seeing it from the
 9 front, so it will either be from the garage
 10 side or from the rear as far as, you know, vent
 11 pipe. Other venting, I don't think I would
 12 need anything. Dryer vents will be done
 13 through the soffit.

14 MR. MCINTYRE: Right.

15 MR. DEMASI: Any plumbing vents that
 16 have to go through the roof will be in the
 17 back.

18 MR. MCINTYRE: I guess you would,
 19 what, just reroute the master bathroom?

20 MR. DEMASI: Yes. They'll run it to
 21 the attic and tie everything together and then
 22 just pop it in the back.

23 MR. MCINTYRE: Okay. Do we want to
 24 open it up to the public? Make a motion.

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1 Okay.
 2 I would like to make a motion on
 3 Application number 16-15, 9 Innisfree Place, to
 4 open it up to the public hearing; do I have a
 5 second?
 6

7 MR. GARCIA-BOU: Second.

8 MR. MCINTYRE: All in favor.
 9 (All aye.)

10 MR. MCINTYRE: Application is open to
 11 the public. Any members of the public who
 12 would like to come up and speak on behalf of
 13 this application? A lot of young faces in the
 14 crowd. No, you're just spectating? Okay.

15 So that being the case, I would like
 16 to make a motion to close the public hearing on
 17 Application 16-15; do I have a second?

18 MR. GARCIA-BOU: Second.

19 MR. MCINTYRE: All in favor.
 20 (All aye.)

21 MR. MCINTYRE: The public hearing is
 22 now closed on this application.

23 Any other comments from the board?
 24 (No comments.)

25 MR. MCINTYRE: Margaret, do you want

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1 to maybe just sort of outline the things we
 2 talked about for the applicant?

3 MS. UHLE: When you go to the Planning
 4 Board, these are the things that the ARB
 5 recommended:

6 Show the proposed home in the context
 7 with existing homes by doing a street-scape or
 8 panorama or however you could illustrate so
 9 that they could clearly see the relationship to
 10 adjacent homes; show the location of proposed
 11 lighting fixtures and provide proposed
 12 catalogue cut sheets of the lighting fixtures;
 13 provide a drawing that shows a dash line
 14 representation of the existing home in
 15 relationship to the proposed home. I added
 16 this: If you have any more material samples to
 17 bring, bring those to the Planning Board; show
 18 the location of proposed AC condenser units.

19 MR. DEMASI: And I'll dot in a walkway
 20 from the driveway to the front entranceway.

21 MR. MCINTYRE: Okay. Any comments on
 22 what we --

23 MR. DEMASI: No. They seem all valid.

24 MR. MCINTYRE: So I would like to make

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1 a motion to move this application along to the
 2 Planning Board contingent on what Margaret
 3 outlined and that as part of the next
 4 application to that said Planning Board, that
 5 all of the items that Margaret went over be
 6 part of the next application.

7 That being said, a motion to approve
 8 Application 16-15 located at 9 Innisfree Place;
 9 do I have a second?

10 MR. GARCIA-BOU: Second.

11 MR. MCINTYRE: All in favor.
 12 (All aye.)

13 MR. MCINTYRE: Okay.

14 MR. DEMASI: Thanks for your help. I
 15 appreciate it.

16 THE CHAIRPERSON: Okay, everybody,
 17 that's it for tonight. I would like to make a
 18 motion to close the ARB meeting for April 2016.

19 MR. MCINTYRE: Second.

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

22 THE CHAIRPERSON: Thank you and
 23 goodnight.

24 MR. MCINTYRE: Goodnight and thank

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you.

(MEETING ADJOURNED.)

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CORRECTION SHEET

PAGE

CORRECTION

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CERTIFICATION

STATE OF NEW YORK)
) Ss.
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and
Notary Public within and for the County of
Westchester, State of New York, do hereby
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 26th day of April, 2016.

Dina M. Morgan (handwritten signature)

DINA M. MORGAN
Court Reporter
DINA M. MORGAN, REPORTER