

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 2, 2016

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter
25 Colonial Road
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(914) 469-6353

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agenda, and I just want to make sure -- I know there's lots of folks here, which is not usually the case, so I want to make sure that everybody gets their fair share of time, and I want to make sure that we all understand that this is the Architectural Review Board, so our main purview is aesthetics. It's not about some of the other issues that maybe the Zoning or the Planning Board will deal with. So, please, if you don't know that, just try to keep your comments and questions to that, because that's really all that we can answer for you, but if that's not -- if you don't know where that line is, I will be trying to let you guys know that because, as I said, we've got -- I don't know how many -- one, two, three, four, five, six tonight, six applicants, and they all need to be heard from and to be reviewed.

So with that said, I would like to go to our first applicant, number 13-36, 504 New Rochelle Road.

MS. MARTIN: Good evening, members of the board. My name is Jillian Martin. I am the construction manager representing Chestnut

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THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for June 2nd, 2016.

Would you all please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Do you want to do the roll call?

MR. VERNON: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MR. VERNON: Enda McIntyre is not coming in today. Jennifer Nemecek.

MR. NEMECEK: Here.

THE CHAIRPERSON: Laura Raffiani, present.

MR. LUCA: Silvio Luca present.

THE CHAIRPERSON: The minutes will go on to the next meeting because we don't have -- it was just three of us and not all of us are here. We'll defer that to the next meeting.

I just wanted to make mention of tonight it is quite a full agenda because we don't meet in July and August -- it is a full

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Petroleum, which is the applicant at 504 New Rochelle Road.

Brief overview is that we're proposing additions and alterations to the existing gasoline service station for use as a convenience store. The maintenance bay function is proposed to be eliminated with the existing gasoline dispensers and canopy to remain. Our proposal includes some site upgrades and things of that nature as well.

Specifically, this is a resubmission. What has been submitted for tonight's review is an updated site plan and site details. This has been updated to relocate the condenser unit enclosure, which can be seen here. It had previously been located behind the building and has been located to the side. Additionally, the linear footage of fencing has been increased to enclose the new condenser location, as well as to surround the rest of the property line along this property border. The details have been upgraded -- updated rather -- to include additional information on the fencing and the dumpster enclosure as well.

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1 The updated landscaping plan has been
 2 changed to reflect those changes to the site
 3 plan as they are proposed, and the areas of
 4 concern from the public that were brought up at
 5 the last meeting have been revisited. That
 6 would include the back wooded area if
 7 additional plantings can be put in. We have
 8 investigated and it's been decided by an expert
 9 that there is too much shade to support new
 10 growth and that the existing is to be
 11 maintained and will remain as is.
 12 Additionally, we looked at the hedge along
 13 Hillcrest Road, which was brought up as a
 14 perceived issue -- it's in this area here --
 15 about a line of site issue. Again, the traffic
 16 and landscaping expert has declared that it is
 17 a perceived issue, it is not actually a line of
 18 site issue, and it is to be maintained as is.
 19 We were also asked to provide
 20 additional information on the wall pack
 21 security lights. That photometric information
 22 has been provided, and I urge you all to look
 23 back at part of the previous submission for the
 24 photometrics, but I have those to show tonight

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1 as well.
 2 Is there a particular area you would
 3 like me to dive into first?
 4 THE CHAIRPERSON: So the new area for
 5 the condensers, it's bordered on one side with
 6 the building; yes?
 7 MS. MARTIN: Correct.
 8 THE CHAIRPERSON: The other side with
 9 the new fence?
 10 MS. MARTIN: Yes.
 11 THE CHAIRPERSON: And the front area
 12 with a fence?
 13 MS. MARTIN: A new fence as well.
 14 THE CHAIRPERSON: It will have kind of
 15 a gate there?
 16 MS. MARTIN: Yes. It will have a gate
 17 for maintenance access. It's a proposed 4 foot
 18 wide swing gate.
 19 MR. GARCIA-BOU: Does it say what kind
 20 of fence you have there?
 21 MS. MARTIN: This is being proposed as
 22 a stockade fence.
 23 MR. GARCIA-BOU: Stockade?
 24 MS. MARTIN: Yes, and I do have a

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1 sample of the material, if that's desired.
 2 THE CHAIRPERSON: So nothing in the
 3 elevation or anything else has been changed on
 4 the building; correct?
 5 MS. MARTIN: No, there were changes.
 6 There were no major comments -- actually, no
 7 comments at all pertaining to that, so it was
 8 not deemed necessary to resubmit. I do have
 9 them electronically if we want to bring them
 10 up, though.
 11 THE CHAIRPERSON: I think just to put
 12 them up for review again just to see them, it
 13 would be helpful.
 14 MS. MARTIN: I'm sorry.
 15 THE CHAIRPERSON: If you could put
 16 them --
 17 MS. MARTIN: The architectural up?
 18 THE CHAIRPERSON: Yes.
 19 MS. MARTIN: Sure. I would be happy
 20 to. Probably about as large as I could make
 21 that.
 22 THE CHAIRPERSON: Any questions or
 23 comments before I open it up for the public?
 24 On the lighting --

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1 MS. MARTIN: Yes.
 2 THE CHAIRPERSON: -- there is some
 3 visible -- can you point out where the actually
 4 lighting is?
 5 MR. NEMECEK: Because I see there's
 6 one in the corner, one in between -- I see one
 7 light here, one light here -- I see three
 8 lights on this plan and the rest are all going
 9 to be in the soffits of the building?
 10 MS. MARTIN: I put up on the screen
 11 the lighting plan. There are six wall packs
 12 shown. They are shown in orange on the edges
 13 of the building. The lighting locations did
 14 not change from the previous submission, so you
 15 could just imagine that the condensing unit
 16 moved but the locations of the lights did not.
 17 The four green squares in the front of the
 18 building are within the soffit and then there
 19 are site lights and new canopy lights as well.
 20 MR. NEMECEK: And the light by the
 21 sign has been removed, because there's one on
 22 this plan?
 23 MS. MARTIN: Those are existing to
 24 remain. They will not be replaced. I know

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1 there was concern previously about how much
2 light would make it to the property next door.
3 As you can see here, I've highlighted in red
4 the photometric values, which are in the
5 submission from last month, and we are at point
6 one foot candle at the property line, only
7 taking into consideration the lights from our
8 site, which equates to moonlight. That's
9 pretty much as low as we can get.

11 THE CHAIRPERSON: And this is that
12 fixture?

13 MS. MARTIN: Correct.

14 THE CHAIRPERSON: Okay. Any other
15 questions from the board before I open it up.

16 MR. GARCIA-BOU: No.

17 MR. LUCA: No.

18 MS. NEMECEK: No.

19 THE CHAIRPERSON: Okay. I would like
20 to make a motion to open up Application 13-36
21 for a public hearing.

22 MR. NEMECEK: Second.

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

25 THE CHAIRPERSON: Is there anyone here
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1 from the public that would like to address any
2 questions that they may have regarding this
3 application? Please come.

5 MS. URBINA: Hi. Good evening. I'm
6 Kathryn Urbina. I live next door at 19
7 Hillcrest Road.

8 I just wanted to clarify, because I
9 believe she just said that, if I could just
10 show some photos, that the condenser unit will
11 go on the side?

12 MS. MARTIN: Yes.

13 MS. URBINA: That's all I wanted to
14 come up and say, that that was going to be
15 moved around to the side and not in the back of
16 the building.

17 THE CHAIRPERSON: Okay. Thanks.
18 Anyone else from the -- no?

19 (No comments.)

20 THE CHAIRPERSON: Then we'll make a
21 motion to close the Application 13-36.

22 MR. GARCIA-BOU: Second.

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

25 THE CHAIRPERSON: Any other comments
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1 from the board aesthetically about the building
2 or the looks?

4 MR. LUCA: No.

5 MR. GARCIA-BOU: No.

6 MR. NEMECEK: No.

7 THE CHAIRPERSON: So then I believe
8 that the comments that we made last time were
9 pretty much addressed as far as moving the
10 condensers and the lighting -- I mean not
11 moving the lighting but any questions about the
12 lighting.

13 Are we ready to send it along? Do you
14 have questions?

15 MR. LUCA: No, I'm good. My main
16 concern was the stockade fence, that you put a
17 new one and you put it further back on the
18 property because of the angle.

19 MS. MARTIN: It's as far back as it
20 can go, it's at the property line, and it's as
21 high as it's allowed by the town code, it's 6
22 feet.

23 THE CHAIRPERSON: Okay. So then I
24 would like to make a motion pass along
25 Application 13-36 to the Planning Board with a
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1 recommendation as being approved aesthetically.

3 MR. NEMECEK: Aesthetically, yes.

4 MS. MARTIN: Thank you very much.

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

7 MS. MARTIN: Have a good night.

8 THE CHAIRPERSON: Thank you for
9 coming. Up next, 6 York Place, Application
10 16-32.

11 MR. FINELLI: Good evening, Madam
12 Chairwoman, members of the board, Mike Finelli,
13 architect for the project. The owners of the
14 project, Steven and Ann Spungen, have lived in
15 this home for, I believe it's plus 20 years,
16 I'm not exactly sure of the number, but it's
17 been quite awhile that they've lived here.

18 The house, I'm going to start by, I
19 guess, walking you through the project as it
20 currently stands, which is the drawings on the
21 board. It's roughly 2300 square feet. It's a
22 two story center hall colonial. Very basic as
23 far as finishes. It's got brick across the
24 front first half of the house, it's clapboard
25 siding on the second story, and it's got a very

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1 simple charcoal colored roof. The homeowners
2 wanted to -- the house immediately to their
3 left recently underwent a considerable
4 renovation, it seems like a lot of the homes in
5 the area are starting to become renovated and
6 getting a fresh new face, and they felt that it
7 was time for them as well to do something with
8 the house.

10 So what they are proposing to do,
11 there are two wings on either side of the main
12 block of the home -- that center drawing is the
13 existing front elevation of the home -- they
14 plan on removing both of those wings. The wing
15 to the right is a one car garage, which is
16 probably -- one car is a stretch. You could
17 barely get anything in there. It's a very
18 small one car. So they just want to make it a
19 little bit wider so they could actually get a
20 car in there. Right above that is the master
21 walk-in closet, which was added on at some past
22 point, and they're having some issues there.
23 There's a flat roof that is over the garage,
24 wraps around the back of the house, so they
25 feel rather than fixing the issue it makes more

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1 sense to take it down and to fix it properly
2 and get what they want as far as closet space
3 at the second floor level. To the left there
4 is an existing porch that was enclosed at some
5 point, so there is no insulating value of any
6 kind. The room is relatively small. It's
7 right off the dining room. As a room goes in
8 the house with the way they're living, it's
9 really an unusable space. So their hope is to
10 turn that room into a home office for the
11 Spungens and at some future point -- you could
12 see it in the floor plans -- turn it into
13 possibly a bedroom if the need ever arises and
14 they need to have a bedroom and bathroom on the
15 first floor level, they wanted to make sure
16 there is possibility for that in the future.

18 So I will put the proposed drawings up
19 and then I guess I can talk you through those.
20 Sorry, I actually did a rendering hoping to
21 show the color samples and how it would change
22 the look of the front of the house. So the
23 idea is to keep the existing brick band across
24 the first floor. They do want to place a porch
25 off the first floor. It's about 8 feet wide.

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1 This will give them better access to the front
2 yard, also make the house more appealing.
3 We're adding a lot of curb appeal to the home
4 by widening the windows at the second floor.
5 We're going to put two standard sized windows
6 in there so we're going to try to meet -- well,
7 not try to meet -- we're going to meet egress
8 and code compliance. We're going to put a
9 couple of dormer roofs over those windows. And
10 again, everything you're seeing here is to
11 enhance the existing house but also keeping in
12 character with the other homes that are already
13 in Eastchester. There are a lot of similar
14 features that we're pulling in here. We're
15 going to add a new addition to the left which
16 will be fully insulated, and properly built one
17 story addition, which will have, as I said, a
18 bedroom, a closet, and a full bath for future
19 use and to be used as a home office for now.

21 We are further adding more character
22 by adding a three window box bay off that
23 addition on the left, and all of these
24 elements, the gable ends at the first floor and
25 at the second floor, is to just break the scale

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1 of the house. The way it sits right now,
2 again, it's a small center hall colonial, we're
3 really adding across the first floor except for
4 that one appendage on the second floor in the
5 back, so I wanted your eye to basically kind of
6 just stay at the first level and slowly
7 transfer up to the second floor.

9 As far colors, I could go into the
10 colors now if you want. If you want to me to
11 answer any questions? I don't want to go too
12 far. We're basically keeping with the theme of
13 what's in Eastchester already as far as, you
14 know, a slate blue HardiePlank siding. It
15 matches very nicely with the existing red
16 brick, which we're going to power wash and
17 probably just clean up. A charcoal roof, which
18 is the color they have now, so we're not going
19 to be messing around with that too much as far
20 as color goes. All the trim is going to be
21 AZEK standard white siding. It's going to be a
22 Clopay white garage door more of a barn style,
23 so it won't be just a simple flat 12 panel
24 door. That front door is actually the existing
25 door. From what I understand, it came off of

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1 another building and was brought to this house
2 when this house was built. The owners are very
3 attached to it, so they're going to finish
4 it -- refinish it rather -- paint it black, I
5 think it's red now, they'll paint it black, and
6 I think that will set it off against the rest
7 of the house and just tie it all together
8 nicely. The railings are going to be a white
9 TimberTech vinyl rail, which I have samples for
10 as well. If you want to see those, I could
11 show them to you.

12 Beyond that, like I said, I'm happy to
13 answer any questions.

14 THE CHAIRPERSON: The windows that are
15 on either side of the front door --

16 MR. FINELLI: That's an existing trim
17 paneling that's there now. So again, they're
18 just going to refinish it, paint it white and
19 leave it there. There is actually a pretty
20 arch that sits up over top, and the way the
21 porch is designed it's actually going to slope
22 up so that you could see actually see it.

23 Right now it's buried behind -- there was a
24 glass enclosure vestibule that was added at

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1 some point I guess during the Seventies, and
2 it's basically covering the whole thing. So
3 the idea is bring it back to light and actually
4 you will get to see it again.

5 THE CHAIRPERSON: And the bays also?

6 MR. FINELLI: The bays are existing.

7 THE CHAIRPERSON: They'll stay there?

8 MR. FINELLI: They'll stay. We
9 thought about taking them out and adding some
10 windows at one point, but cost versus what
11 you're going to gain it wasn't worth it. So
12 we're going to leave the bays in place.

13 THE CHAIRPERSON: I don't know if
14 you'll still see it, but I think they do add
15 some character to the home anyway.

16 MR. GARCIA-BOU: On the second floor,
17 those windows, the new windows.

18 MR. FINELLI: Yes.

19 MR. GARCIA-BOU: I assume they're in
20 the same plane as the --

21 MR. FINELLI: They're in the same
22 plane. The roof line at the second floor
23 actually the roof frames off a 7 foot plate.

24 To get the proper height I had to put the

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1 gables in there so that way we could get a 6
2 foot 8 inch head. We'll actually have to do
3 some re-framing across the bedroom side over
4 there to put those gables in. We will be
5 raising just that section so we could get the
6 windows in to meet egress.

7 MR. GARCIA-BOU: Do you have a picture
8 of the existing door?

9 MR. FINELLI: Existing door?

10 MR. GARCIA-BOU: Yes.

11 MR. FINELLI: All I have is what I
12 submitted to you, the front elevation. Like I
13 said, unfortunately, you really don't see it
14 too much because it's buried behind that glass
15 vestibule. It's just a very standard six panel
16 door, but it's really heavy, really thick. I
17 know the lock set that's on it is probably from
18 the Twenties. So it's an older door.

19 MR. NEMECEK: You indicate lighting on
20 the back of the house, but I don't see any on
21 the front.

22 MR. FINELLI: No. For the most part
23 because we have overhangs and porches
24 everywhere, everything is going to be in the

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1 soffit and it will just be down lit from there.

2 MR. NEMECEK: And even in the garage?

3 MR. FINELLI: From the garage, if
4 anything, they'll just be a spotlight over the
5 front door. Just your standard two fixture
6 spotlight.

7 MR. LUCA: What material is the porch?

8 MR. FINELLI: The porch itself?

9 MR. LUCA: Yes.

10 MR. FINELLI: We're actually going to
11 use -- I actually left my sample in the car,
12 but it's interlocking TimberTech decking system
13 like a Trex, but it's not the solid one, it's
14 kind of corrugated. The idea is once it locks
15 together, we'll have it pitch forward so if any
16 rain, snow gets on it --

17 MR. LUCA: It's a one by six?

18 MR. FINELLI: It's a 6 inch board.

19 But the idea is to pitch it towards the street
20 and out so this way all the grooves will take
21 any water away from the house.

22 THE CHAIRPERSON: Any questions?

23 MR. GARCIA-BOU: The material that
24 you're using where all these arches are, what's

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1 that material in there?

2 MR. FINELLI: I'm sorry, I didn't --

3 MR. GARCIA-BOU: The material that
4 you're using where all the dormers are, what is
5 that?

6 MR. FINELLI: This is all AZEK board
7 plain flat white.

8 THE CHAIRPERSON: I would like to make
9 a motion to move application -- I'm sorry -- to
10 open Application 16-32 for a public hearing.

11 MR. GARCIA-BOU: Second.

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

14 THE CHAIRPERSON: Anyone here to speak
15 about this application; any questions?

16 (No comments.)

17 THE CHAIRPERSON: Don't all jump at
18 once. Okay. Then we will close Application
19 16-32 for the public hearing.

20 MR. GARCIA-BOU: Second.

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

23 THE CHAIRPERSON: Okay. Any other
24 comments or questions from the board regarding

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1 this application?

2 (No comments.)

3 THE CHAIRPERSON: Then I think the
4 comment that you made before, Jennifer, or the
5 question that you posed before about the
6 lighting, I think maybe you want to consider
7 something a little bit nicer then the like
8 spot. I don't think it really goes with the
9 house. Maybe like carriage lights or something
10 by the garage. Somethings that's a little bit
11 more --

12 MR. FINELLI: We were thinking
13 carriage style, but since we weren't able to
14 definitely nail it down -- we know at least
15 there's going to be a type of lighting --

16 THE CHAIRPERSON: There will be
17 lighting?

18 MR. FINELLI: -- So I'm assuming a
19 flood light of some kind at the front door and
20 right over the garage. I've been before the
21 board before and I know the lighting is usually
22 an issue, so whenever we have porches and
23 things of that nature, I try to put all my
24 lighting recessed.

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1 THE CHAIRPERSON: Well, on the porch
2 part on the front door, that's fine, but by the
3 garage I think you could use some sort of a
4 light and something a little bit more in
5 character with the home. It does have some
6 nice, you know, kind of character to it and you
7 don't want to just put something doesn't look
8 like it belongs. So if you could have that for
9 the Planning Board, a cut of the lighting, that
10 would be helpful.

11 MR. FINELLI: Sure.

12 THE CHAIRPERSON: So I would like to
13 make a motion to move Application 16-32 along
14 to the Planning Board with a recommendation --

15 MR. NEMECEK: Second.

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

18 THE CHAIRPERSON: Okay. Thank you.

19 MR. FINELLI: Thank you very much.

20 THE CHAIRPERSON: If you would, the
21 next Application 16-33, 36 Hewitt.

22 MR. FINELLI: Good evening, again,
23 Michael Finelli, architect for this project as
24 well. This project, as you said, is 36 Hewitt

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1 Avenue, Bronxville, New York. The owner is Mr.
2 Ed and Mrs. Elise Pian. They've lived here for
3 awhile. They've got three children. They are
4 lifelong Eastchester residents. They purchased
5 this house, which is currently a colonial, and
6 they wanted to -- their dream was to turn the
7 home into more of a Mediterranean. Just based
8 on the cost and a lot of, I guess, unforeseen
9 issues, we had to scale back the project
10 slightly and instead we took a lot of those
11 qualities and added them into more of this I
12 guess you would call it more of a French manor
13 style home.

14 What we basically did was we bumped
15 the entire front of the house out 8 feet. The
16 way the house currently sits, it's on a corner
17 of Hewitt and Hewitt, it's right at the corner,
18 and it's set pretty much at the far rear
19 setback line, so the only way we could add to
20 it is to come forward. There's an existing
21 retaining wall at the garage, which is failing,
22 so part of the project was to renovate this
23 wall. Once again, because of where we were
24 adding and how we were adding, the project took

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1 on more of a life of its own and became a labor
2 of love basically and turned into what you see
3 before you.

4 As I said, we pushed the front of the
5 house out 8 feet. I created a couple of steps
6 in the elevation to give more shadow lines and
7 to break up the massing of the house. We have
8 the large portico at the front entrance, which
9 is going to be clad in stone. It's rough
10 cut -- I'm sorry -- square cut Westchester
11 granite. You can actually get a very good
12 look -- on the way here, I noticed that the
13 colors and the sample and the exact railing
14 that we're going to be using at the doors was
15 used at Mickey Spillane's. They're using the
16 same stone. They're actually using the same
17 color stucco and actually used pretty close to
18 the same exact railing across their project as
19 we plan on using here, just at a smaller scale
20 and on a house versus Mickey Spillane's. I
21 only bring that up because as I was driving by
22 I was like, wow, that's the color. So the
23 difference here is we're actually going with
24 white trim versus the dark brown trim that they

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1 used. Same thing as far color schemes with the
2 roof, we are doing a charcoal roof. It just
3 seems to match best with the color pallet. But
4 the house, as I said, we started off putting
5 French doors across the entire second floor,
6 which are all bedrooms, then for privacy
7 reasons and for safety reasons we decided to go
8 with the segmented arches and we're going to do
9 casement windows. We're replacing most of the
10 windows in the house, if not all of them. I
11 believe we are replacing all of them. It's
12 going to be a 9 on 12 pitch roof. We are about
13 6 feet higher than the existing house, still
14 low within the code as far as height eve and
15 all the requirements per the code. Just to
16 give you an idea of how much taller we're going
17 to be than the existing house, about 6 feet.

18 Beyond that, we're going to be really
19 adding some nicer materials to the home. We're
20 going to do the whole thing in stucco. There's
21 going to be stone, as I said, across the
22 portico. There will be stone across the main
23 volume of the front of the house right here.
24 You will probably see it best in the rendering.

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1 The front door and windows will all be mahogany
2 clad. The rest of the windows will all be
3 white vinyl. The idea is we want to offset it,
4 we want it to be something completely
5 different. The garage door, being that it's
6 set down and away from the rest of the house,
7 we're going to do a mahogany stain on the
8 garage door as well. That will also be a barn
9 style door. We're going to do a little roof
10 over the top of it. Again, the idea there is
11 to just add another horizontal line and to
12 continue to break the scale so it doesn't read
13 as a three story element but rather a bunch of
14 pieces on that side of the house.

15 The way the property slopes, that's
16 the lowest corner, the bottom left, and then it
17 slopes up and around, and the rest of the
18 property is pretty much flat around the house.
19 The railings are going to be wrought iron, the
20 ones that you see at the balcony level. So
21 these are -- actually, the two balconies to the
22 left will just be bolted to the house. They'll
23 be faux balconies. The one to the right will
24 have an actual -- it will also be bolted to the

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1 house, but those will be French doors that open
2 to the new master bedroom. So the idea is to
3 keep that continuity all the way through. We
4 are doing a lit bit of wrought iron rail with a
5 belly in it, and the reason for that is just to
6 add a little bit more curve and to soften it
7 down a little bit more, tie back into the
8 arches, the theme over the windows, which
9 actually brings me to the dormer that's going
10 to be over the master bedroom, which is that
11 far right-hand addition, we're going to be
12 doing a barrel dormer above that as well, which
13 will have a metal roof on it.

14 Once again, beyond that I think the
15 rendering pretty much gives you an idea of the
16 color scheme and how we planned on having it
17 come together. I'm happy to answer any
18 questions again.

19 MR. GARCIA-BOU: Do you have any
20 sample boards of all these finishes that you're
21 proposing?

22 MR. FINELLI: I do.

23 THE CHAIRPERSON: Also, the rendering
24 I don't know -- well, now I can't see it up on

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1 the thing, but on the monitor you really
2 couldn't get the bottom of it. I don't know if
3 that's a limitation of the camera. If you
4 could lift that up a little bit.

MR. FINELLI: The rendering?

THE CHAIRPERSON: Yes.

MR. FINELLI: Sure.

THE CHAIRPERSON: Oh, okay. Now you
can see it at home too. Okay, good.

So the kind of space between the
balcony windows, the real balcony windows and
the faux balcony windows -- the real one is the
one on the far right; right?

MR. FINELLI: This one is going to be
a French door that will open to the bedroom.

THE CHAIRPERSON: Okay. That one.
Between those two is that just shadowing?

MR. FINELLI: It is. It's some
shadowing to show you the depth.

THE CHAIRPERSON: It's not a different
color in the stucco?

MR. FINELLI: No, no, it's definitely
not. It's just shadowing.

THE CHAIRPERSON: Okay.

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MR. GARCIA-BOU: Are you putting any
railing between the garage and the walkway into
the entrance to the house?

MR. FINELLI: Will there be -- I'm
sorry, I'm having a hard time --

MR. GARCIA-BOU: Railings. Railings.

MR. FINELLI: If there are any
railings that we are going to put on there,
they'll all be wrought iron black to match a
similar pattern to what's going on on top. I
have the samples that you asked for. If you
want, I could bring them up.

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: So of the homes
photographed here in the packet, which are
adjacent to this address, 36?

MR. FINELLI: Just give me one second,
I'll be happy to tell you.

There's actually a key, if it makes it
easier for you, with the addresses on there.
So 24 Hewitt would be the house immediately to
the right and behind the house. To the left
it's 46 Hewitt -- I'm sorry, 40 Hewitt.

THE CHAIRPERSON: 24 and 40.

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MR. FINELLI: I know the house to the
right is a single story.

THE CHAIRPERSON: So is this home
currently taller than both of the others?

MR. FINELLI: Because it sits on a
corner and the slope slides up, it's taller
than them now.

THE CHAIRPERSON: Yes.

MR. FINELLI: The house directly
behind it is a single story that has a very
steep roof and there are bedrooms in the roof
area. So technically it almost wouldn't matter
what you put there, it would be taller than it
just because it's a one story house. If you
look at this photograph that says, toward
Meredith Avenue -- it should have said Hewitt,
I'm not sure why it says Meredith -- that's the
view that you would see coming down the corner
as you're making the turn past the house.

There's a gigantic row of existing trees that
are there. You can't even see this house and
you won't be able to see once the addition is
up. So regardless, it's landscaped so
thoroughly there, unless someone comes in and

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cuts everything down, that's the only way
you're going to see the house from the neighbor
to the right and behind.

The neighbor to the left is a two
story home and it sits just about in line with
what's there now. As I said, because of the
way the property slopes up, it looks taller
than it is but it's not.

MR. GARCIA-BOU: Are you rebuilding
that retaining wall on the driveway side?

MR. FINELLI: I'm sorry, I'm really
having a hard time hearing you.

MR. GARCIA-BOU: Are you rebuilding
the retaining wall?

MR. FINELLI: Yes. We're replacing
the retaining wall because it's actually
falling. It's cracked and pitching over. As I
said, that was one of the main driving forces
for pushing forward.

MR. GARCIA-BOU: It's going to be a
stone wall?

MR. FINELLI: Yes. It will clad in
the same stone that's square cut. The idea is
to bring that all the way through and tie it

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into the house.

MR. LUCA: What's the reasoning again by not having French doors in the other two bedrooms; cost?

MR. FINELLI: Well, we had French doors at one time, but the main reason is we need egress out of those bedrooms and if we had the door there we would prefer them to be windows rather than doors. Also, they have three young children and they don't want them to be able to get in and out or have anyone else be able to get in.

MR. NEMECEK: I think you mentioned it before, there is going to be a railing on the porch entryway; right?

MR. FINELLI: There's one that's going to be on the side. If you look at it closely, there will be a railing here.

MR. NEMECEK: Yes. That's where I want to make sure, because it's not really indicated clearly on your plan.

MR. FINELLI: Well, it shows up in the rendering just as a black line, but on the plan there will be a railing there as well.

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THE CHAIRPERSON: This is the color of the roof, the one on top?

MR. FINELLI: It's the charcoal, yes, right there.

THE CHAIRPERSON: Thank you.

MR. FINELLI: As I said, the stone, it's called Westchester granite. Pretty much any house you drive by -- the quarries are all pretty much dried up now, but there's still some you could buy from up north. There's one in Poughkeepsie. As you see, they used it on Mickey Spillane's recently. That's the exact stone we plan on using.

MR. NEMECEK: And again, this one doesn't show any lighting.

MR. FINELLI: This one does not. This one specifically is going to all be soffit lighting from the top. There will be two lights sitting behind those two stone pillars up against the house, but I can't show them in there. That's the main reason why I didn't show you lighting.

MR. NEMECEK: Okay.

THE CHAIRPERSON: So then there will

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be light kind of beside the doors, is that where --

MR. FINELLI: There's lighting in the portico and there will be lighting on either side of the door but it will be in this elevation behind those two stone columns. So you won't see them when you look straight on at them. It's only when you kind of come up and a skew you'll see the lighting, but it will be wall sconce type lighting.

THE CHAIRPERSON: Again, if you would please bring that all to the Planning Board.

MR. FINELLI: I'll get a cut sheet and bring them with me, sure.

THE CHAIRPERSON: I would like to make a motion to open up Application 16-33 for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here to talk a little bit about this 36 Hewitt?

(No comments.)

THE CHAIRPERSON: Okay. Nobody for

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that either.

I make a motion to close Application 16-33. All in favor.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: Sorry. All in favor.

(All aye.)

THE CHAIRPERSON: Any other comments from the board before we move this along? Nothing? Questions? Anything?

(No comments.)

THE CHAIRPERSON: All right. So then I would like to make a motion to move Application 16-33 along to the Planning Board with a recommendation for approval aesthetically.

MR. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. FINELLI: Thank you.

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

MR. GEREMIA: Good evening. My name is Fred Geremia, Fred Geremia Architects,

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1 Pelham, New York. I represent the owner, Mr.
2 Paul Nemaj.

3 This is a new home proposed for 186
4 Old Wilmot Road. There is an existing
5 residence on the property that's going to be
6 demolished. The property size is approximately
7 almost 24,000 square feet, so a little over a
8 half acre, very deep lot, 318 feet average,
9 slightly askew, and it's about 75 feet wide.

10 We're proposing a contemporary
11 colonial on the property. In the upper
12 right-hand corner there is a color rendering of
13 the property -- excuse me -- of the residence,
14 primarily a brick veneer finish, stone base
15 around the entire house up to approximately the
16 sill level of the first floor windows, clear
17 story entry foyer. That's the only double
18 height space in the house. The entry door is
19 going to be a mahogany door. We tried to
20 reproduce the reddish color of the mahogany, as
21 well as the garage door. The garage door is
22 about 12 feet wide.

23 As far as the layout of the house, the
24 ground floor the owners requested a very open

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1 plan so that they could utilize rooms -- they
2 could switch the use of those rooms depending
3 on what party they might be having at the home
4 or the guests that would be coming for dinner
5 or whatever.

6 The second floor is a standard -- the
7 standard layout for bedrooms, bathrooms, master
8 bedroom, small balcony overlooking the rear of
9 the property off the master and one of the
10 bedrooms.

11 It's a one car garage. The chimney,
12 it will be a stone chimney. We tried to
13 indicate that on one of the elevations here. I
14 have samples of the stone and the brick.

15 Let's see what else. I think I've
16 gone over most of the items on the house, the
17 particulars on the house. I could show you the
18 samples.

19 One of the comments that I received
20 from Margaret was we had originally indicated
21 on the plans that you have for a circular
22 driveway, and we didn't realize that we didn't
23 have the width of that. So I revised that plot
24 plan and also the basement floor plan to

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1 indicate the area ways to be no greater than 4
2 feet into the side yard because that's their
3 limit. So I have those revise drawings with
4 me. I could give them to the board.

5 THE CHAIRPERSON: Okay. Now are those
6 revisions indicated somewhere on that set or
7 that's just the elevations right now that we're
8 looking at?

9 MR. GEREMIA: It's not indicated
10 really on the elevations. The elevations
11 reflect it but dimensionally they're on the
12 plans.

13 THE CHAIRPERSON: Okay. Thank you.

14 MR. GEREMIA: The only other thing
15 that changed was the zoning compliance table,
16 which the impervious surface calculations.
17 That I have a copy of also.

18 THE CHAIRPERSON: So the changes,
19 again, that are indicated on these new
20 elevations -- I mean these new plans, are
21 regarding the driveway on this first sheet;
22 yes?

23 MR. GEREMIA: I'm sorry, the changes?

24 THE CHAIRPERSON: Yes.

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1 MR. GEREMIA: Yes. The driveway
2 change on the first floor -- excuse me, on the
3 plot plan.

4 THE CHAIRPERSON: And the second
5 sheet?

6 MR. GEREMIA: It's indicating the area
7 ways, and I think on the plot plan also I
8 indicated the offset dimension because I don't
9 believe we had it there originally.

10 THE CHAIRPERSON: Okay.

11 MR. GEREMIA: So it's now within the
12 confines of the code 4 feet -- maximum 4 feet
13 into the side yard. I think we originally had
14 4 foot 6. So we decreased that a bit.

15 THE CHAIRPERSON: Okay. So the
16 current home -- how much wider than the current
17 home is this new proposed dwelling?

18 MR. GEREMIA: I'll check the survey.
19 The current home seems to be about 36 feet
20 wide. The setback on one side as you're
21 looking at the property from the left is about
22 13 feet and the other side yard is about
23 23 feet. So it's about 36, 38 feet wide. It's
24 a small home. It's a one and a half story.

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 2 THE CHAIRPERSON: And the new proposed
 3 home is how wide?
 4 MR. GEREMIA: The proposed home is --
 5 I think it's 56. 51. 51 feet.
 6 THE CHAIRPERSON: 51. So that's
 7 substantially wider.
 8 MR. NEMECEK: Yes.
 9 THE CHAIRPERSON: And then to the --
 10 what's the allowable on the sides? The setback
 11 on the sides now -- the new setback on the side
 12 becomes?
 13 MR. GEREMIA: Both side yard setbacks
 14 are 12 feet.
 15 THE CHAIRPERSON: The new setback?
 16 MR. GEREMIA: The new setbacks, yes,
 17 which is what the minimum code requirement is.
 18 The house is set back -- the front yard setback
 19 the requirement is 30 feet. We've set the
 20 garage, which protrudes from the main body of
 21 the house, at 35 feet from the front yard. The
 22 main body of the house is set back probably
 23 another 15 feet or so further into the
 24 property.
 25 THE CHAIRPERSON: So it is quite a
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 2 ways back.
 3 MR. GEREMIA: I'm sorry.
 4 THE CHAIRPERSON: It is quite a ways
 5 back. I mean --
 6 MR. GEREMIA: Quite a ways -- well,
 7 the setback is 35 but, yes, the garage --
 8 THE CHAIRPERSON: And that's just the
 9 garage. The main piece of the house, main
 10 mass --
 11 MR. GEREMIA: The main body of the
 12 house is probably about 50 feet from the
 13 property line.
 14 THE CHAIRPERSON: Is there an
 15 elevation of the other homes together?
 16 MR. GEREMIA: There is a street-scape
 17 on one of my drawings, and it's also on -- we
 18 also have it on this elevation here.
 19 MR. GARCIA-BOU: On your elevation in
 20 front it shows that your windows and your pier
 21 is lining up on your elevation and the plan
 22 doesn't reflect that.
 23 MR. GEREMIA: Say that again. I'm
 24 sorry.
 25 MR. GARCIA-BOU: Like the plan doesn't
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 2 reflect what's going on on the elevation.
 3 MR. GEREMIA: You're talking about the
 4 piers in the front?
 5 MR. GARCIA-BOU: Yes. Maybe I'm
 6 seeing it wrong. It looks like the second
 7 floor elevation, the plans where the window is
 8 on the right where the two story foyer is, do
 9 you see that?
 10 MR. GEREMIA: No, I don't.
 11 MR. GARCIA-BOU: Where the two story
 12 foyer is --
 13 MR. GEREMIA: You're talking about on
 14 the plan or on the elevation?
 15 MR. GARCIA-BOU: The plans.
 16 MR. GEREMIA: Okay. On the second
 17 floor or the first?
 18 MR. GARCIA-BOU: Second floor.
 19 MR. GEREMIA: Second floor.
 20 MR. GARCIA-BOU: Then you look at the
 21 first floor, it's different. It's different.
 22 Am I seeing things?
 23 MR. GEREMIA: I'm not quite sure. I
 24 don't see what you're -- can I see what you're
 25 talking about?
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 2 MR. GARCIA-BOU: See how this is here
 3 with the bigger pier type of thing here. Now
 4 go to the -- this is much smaller but the
 5 elevation seems like it's equal. I just saw
 6 that.
 7 MR. GEREMIA: Okay.
 8 MR. LUCA: Can I make a comment?
 9 THE CHAIRPERSON: Sure.
 10 MR. LUCA: I have a couple of concerns
 11 about proportion and scale. First off, your
 12 fascia boards, I don't think they're going to
 13 be really that large.
 14 MR. GEREMIA: Excuse me, say it again.
 15 MR. LUCA: Your fascia boards. I'm
 16 talking about scale right now. You're showing
 17 your fascia board most likely 14 inches thick.
 18 MR. GEREMIA: Fascia on the front
 19 elevation?
 20 MR. LUCA: Yes. Also, you're using
 21 jumbo brick. Why would you --
 22 MR. GEREMIA: I have a sample of the
 23 brick. It's just called jumbo brick. It's not
 24 really oversized.
 25 MR. LUCA: Because some of the brick
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1
2 is shown different scale than other brick in
3 your drawings.

4 MR. GEREMIA: We've done that because
5 we're trying to show different surfaces behind
6 others. It's just architectural.

7 MR. LUCA: Right. Well, I'm an
8 architect.

9 MR. GEREMIA: Otherwise, it was just
10 be monotone.

11 MR. LUCA: I'm just giving you my
12 opinion. The quoins, in my opinion, are much
13 too large scale wise. Your chimney needs to be
14 2 foot higher than the ridge based on 10 foot
15 away from the roof line. Also, your chimney
16 is -- I would scale it at 1 foot thick, it
17 should be 30 inches thick. Depth, because you
18 have concrete block, stone, a flew, concrete
19 block and stone, so that chimney --

20 MR. GEREMIA: You're talking about the
21 depth of it, the girth?

22 MR. LUCA: Right, and taller than the
23 ridge line.

24 MR. GEREMIA: Excuse me.

25 MR. LUCA: Taller than the roof line

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1 it has to be.

2 Couple of other concerns: Your
3 windows, every window you have double hung,
4 some windows are nine over one, some are four
5 over one, some are six over one. The grill
6 pattern.

7 MR. GEREMIA: You know, I really can't
8 hear you. I'm sorry.

9 MR. LUCA: The grill pattern on your
10 windows, every one is different. Some are nine
11 over one, some are six over one, some are four
12 over one. You should try to make that
13 consistent.

14 MR. GEREMIA: Okay. I have to check
15 and see if -- okay.

16 MR. LUCA: I'm looking at it as an
17 overall picture. The columns, the entry
18 columns, are those tapered, are they straight?

19 MR. GEREMIA: Well --

20 MR. LUCA: They're just showing as
21 boxes now. I don't know if that's really what
22 you want them to do. I would revisit also the
23 brick in the pediment on the entryway all the
24 way above. That's my opinion. Only my

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1
2 opinion.

3 MR. GEREMIA: You're talking about at
4 the peak?

5 MR. LUCA: Yes. I'm not sure why you
6 would really have brick up there. I mean,
7 that's an aesthetic issue. I'm just talking
8 about overall scale. The windows are
9 important, though. The grill work should
10 match. And also, my main concern is the two
11 story entryway hall window, that fixed unit, it
12 doesn't work at all.

13 MR. GEREMIA: What doesn't work at
14 all?

15 MR. LUCA: That fixed unit. The
16 window above --

17 MR. NEMECEK: The arched window.

18 MR. LUCA: The arched window. It
19 needs to be -- the scale is totally wrong for
20 that house. You might want it to be, let's
21 say, a palladium window with two flanking
22 windows, something to that effect, or not a
23 full half circle. Maybe a segmented -- the
24 half circle I don't think works well.

25 MR. GEREMIA: All right, you're

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1 questioning -- okay. That I could, you know,
2 go over with the owner and see what other
3 alternatives we could select for that.

4 MR. NEMECEK: And in terms of windows,
5 do you still need a header and a sill for each
6 one, because it seems like you're gilding the
7 lily with both?

8 MR. GEREMIA: Well, typically there is
9 a header.

10 MR. NEMECEK: They just seem too
11 large, the headers.

12 MR. LUCA: She's talking about the
13 precast.

14 MR. NEMECEK: The precast.

15 MR. LUCA: You don't have to have a
16 precast header. It could just be a lintel
17 holding the brick.

18 MR. GEREMIA: I realize that, but I
19 think it helps frame the window. I dislike
20 windows that just have a steel lintel across,
21 personally.

22 MR. LUCA: I also think -- and again
23 it's my opinion -- because you have a 10 foot
24 first floor ceiling, the space between the

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1 window head on the first floor and the window
2 sill on the second floor is quite large. So if
3 there is any way of making the second floor
4 windows taller, meaning the sill lower, that
5 would help you scale wise. Right now you show
6 30 inches. Obviously, you know if you go down
7 a certain dimension it has to be tempered.
8 Even the 6 inch difference would probably make
9 a big difference.

11 MR. GEREMIA: We could probably bring
12 that down. I think that's probably not a big
13 issue. Okay.

14 MR. LUCA: And I think what helps a
15 lot is when you're doing your crosshatching,
16 that -- you know your hatch patterns in the
17 architect program? That everything -- like the
18 brick is all the same, the roof -- right now
19 the roof reads very large. I know it's not
20 going to be that big, the shingle.

21 MS. NEMECEK: The hatches are not to
22 scale. The hatches, the roof hatch is not to
23 scale.

24 MR. GEREMIA: Did you want to see the
25 brick and the stone samples?

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THE CHAIRPERSON: Yes, please.

3 MR. GEREMIA: This brick was cut in
4 half.

5 THE CHAIRPERSON: That's like a
6 sampling of it.

7 MR. NEMECEK: Is that the color?

8 MR. GEREMIA: Yes.

9 MR. NEMECEK: And it has that
10 indentation or is that just damage from
11 carrying it around? The pitting.

12 MR. GEREMIA: I think that is the
13 texture.

14 THE CHAIRPERSON: Thank you. I don't
15 know if it can handle it over there, but is
16 there a place where these samples can be put so
17 that the home audience can see them as well? I
18 don't know if that's possible.

19 MR. GEREMIA: Sure.

20 THE CHAIRPERSON: With regard to the
21 fenestration, that large window above the
22 entryway, I agree that it just doesn't really
23 look like it belongs. It almost looks like how
24 some of the other hatching is not to scale, it
25 looks like you just kind of threw another grid

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2 pattern in there or something.

3 MR. GEREMIA: You're talking about
4 the --

5 THE CHAIRPERSON: The semicircle, yes.

6 MR. GEREMIA: The semicircle window.

7 THE CHAIRPERSON: There should be some
8 sort of lineup with the door and windows below.
9 Something should line up with that so that the
10 eye kind of flows up. There is nothing -- it
11 looks like one came from one house, one came
12 from another kind of.

13 MR. GEREMIA: I'll speak to the owner
14 and we'll come up with a different solution for
15 that window.

16 THE CHAIRPERSON: Something that works
17 both with the scale of the window itself and
18 the --

19 MR. NEMECEK: And it has no trim.
20 Compared to the other windows, which have heavy
21 trim in terms of the header and the sill, that
22 has very little trim. So it gets lost in your
23 brick, in your stone over the door.

24 MR. GEREMIA: You're talking about the
25 precast lintel and sill?

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2 MR. NEMECEK: I'm using that as a
3 reference. Those are very heavily bordered on
4 top and bottom, and the arched window seems to
5 be swallowed by the stone you have around it.

6 MR. GEREMIA: You're talking
7 specifically about that arched window?

8 MR. NEMECEK: Yes.

9 MR. GEREMIA: It seems to be -- the
10 configuration of it -- we'll try something
11 different on that.

12 MR. NEMECEK: And the light, the light
13 especially over the door, that's incredibly
14 small.

15 MR. GEREMIA: Well, we could also put
16 some high hats in the ceiling of that two story
17 space to shine some light down. I was going to
18 ask the board if that's --

19 THE CHAIRPERSON: Are you concerned
20 about the scale of the light?

21 MS. NEMECEK: The scale of the light
22 within --

23 THE CHAIRPERSON: Not that it's giving
24 off not an enough light, but just the fixture.

25 MS. NEMECEK: The fixture.

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THE CHAIRPERSON: It's more the scale of the fixture for the space that it's in, not that it's not giving enough light.

MS. NEMECEK: It's too small.

THE CHAIRPERSON: The fixture itself is a little puny for the space.

MR. GEREMIA: Okay.

THE CHAIRPERSON: Any other comments before I open it to the public, folks?

MR. NEMECEK: The railing on the back of the house, that's going to be white, and is that wood, natural wood?

MR. GEREMIA: Yes. Natural wood, yes.

THE CHAIRPERSON: We'll have more chance if there are any other questions. I would like to open up Application 16-34, 186 Old Wilmot Road, to the public hearing.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Anyone here to have any questions or comments regarding this home? Please, come on down, state your name and address.

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MS. KRUG: Hi. Karen Krug, 198 Old Wilmot Road. So this is my first time at an Architectural Board meeting. I've lived here my whole life, which I don't want to tell you how long that is, but it's a long time. So I'm interested to hear -- I know you're going to be off for the summer, this is the last time before September that you guys meet --

THE CHAIRPERSON: They will be at the Planning Board.

MS. KRUG: There were a lot of issues that were brought up with this house, a lot of architectural issues that were brought up. Do you make them come back in a few months or do you then say, okay, we're going to approve you tonight with some things that you have to fix before you take down this house and put up a new house?

THE CHAIRPERSON: It depends on the extent of the recommendations. Sometimes we'll pass something along to the Planning Board and let them -- because everything is conditional on the Planning Board's acceptance, which is later in the month. If there are too many

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changes, then we will ask them to come back whenever that meeting is.

MS. KRUG: Thank you.

THE CHAIRPERSON: Any other questions or comments from the audience?

MR. MISHLER: Good evening. My name is Robert Mishler. I live at 201 Old Wilmot Road. I feel I'm at a disadvantage because the architect has had months to work on this project. He's discussed this with Margaret at town hall and the Planning Department. I received notice from my neighbor last week about the meeting. I did not receive a notice by mail, and I believe I live within the distance that requires a notice. So I think you should check into that first.

My other question relates to the architectural review. I do not have any copies of the plans because this came out so late so that's why I'm at a disadvantage, but I do believe someone said something about extra kitchens in the base men; is that true?

THE CHAIRPERSON: I'm sorry.

MR. MISHLER: In the architectural

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design, is there a second kitchen in the basement?

MR. VERNON: While they're looking, what address did you say you were again?

MR. MISHLER: 201.

THE CHAIRPERSON: Excuse me, Mr. Geremia, can you just answer that question: Is there a second kitchen in the basement?

MR. GEREMIA: No.

THE CHAIRPERSON: Can you show us -- I think there may have been a bar with a sink or something like that; right, a bar maybe?

MR. MISHLER: The other question on the -- you seem to be focusing on the outside dimensions of the house. I'm just wondering, does the front of the house have the same design as the back of the house? Is the same theme of the -- I can't tell if that's --

MR. LUCA: It should. It should and it will.

THE CHAIRPERSON: The back of the house is there. The front is on the top, the back is below it.

MR. MISHLER: Okay. So you're saying

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1
2 it's the same around. So the rendering from
3 the front of the house is similar or identical
4 to how the back of the house looks.

5 THE CHAIRPERSON: Not identical for
6 sure. There is no front door on the back of
7 the house. The materials and details kind of
8 wrap around.

9 MR. MISHLER: And in the back of the
10 house is the window structure similar to the
11 front of the house, in the sense of designs of
12 you talking about the size of the windows?

13 THE CHAIRPERSON: Yes. I mean, in
14 terms of the issue that was mentioned, is that
15 what you're referring to?

16 MR. MISHLER: Yes.

17 THE CHAIRPERSON: There are some
18 windows on the back of the house that are what
19 we call nine over one and then there are some
20 that are six over one. So there is kind of a
21 mish mosh in terms of that, which is something
22 that --

23 MR. LUCA: Nine and six over one
24 represents the grill pattern.

25 MR. MISHLER: I can't understand what
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1 you're saying.

2 MR. LUCA: The grill pattern is what
3 we're talking about; nine squares over one, six
4 over one. It should all --

5 MS. NEMECEK: Be the same.

6 MR. MISHLER: You're saying that the
7 back will be the same as the front then, or
8 you're saying that the back is different from
9 the front?
10

11 MR. LUCA: We're saying that it all
12 should be the same. Right now it's not.
13 That's my issue.

14 THE CHAIRPERSON: The back has the
15 same issue as having varied windows types. If
16 you look at that plan right there, the
17 elevation right there, you'll see on the back
18 of the house some of the windows have the top
19 window is divided into nine panes, some of them
20 are divided into six panes.

21 MR. MISHLER: Another question I have,
22 is the aesthetics of the driveway -- right now
23 the driveway I think is about 20 feet wide, I
24 may be off on that, but it's a fairly wide
25 driveway, I was wondering how that would fit in

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1 with the extension of the house to 54 feet wide
2 and it's a 75-foot property -- 51 feet I think
3 you said; right? So I'm wondering how the
4 driveway would fit in with that as far as the
5 dimensions in comparison to the dimensions of
6 the house; will it be undersized? That's
7 another item you might want to think about.

8 THE CHAIRPERSON: The new driveway is
9 how wide, I'm sorry, the width of the driveway?

10 MR. GEREMIA: I don't think I
11 dimensioned it, but it's narrower than the
12 existing. The existing appears to be about
13 over 20 feet, and I think we're somewhere in
14 the rang of 15. The curb cut is -- it just
15 kind of bleeds out, so it's a little hard to
16 see how wide the curb cut is, the existing curb
17 cut.

18 THE CHAIRPERSON: But it's not getting
19 bigger, it's getting smaller?

20 MR. GEREMIA: It's not getting bigger,
21 no.

22 THE CHAIRPERSON: Okay.

23 MR. MISHLER: Another item on the
24 architectural design is the water coming off
25

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1 the house. Right now there's a relatively
2 small house, it's approximately 1800 square
3 feet, and it's much, much smaller in size. The
4 footprint is probably, I'm guessing, 35 by 21
5 or 25, something like that. This would be
6 something on the order, I'm guessing, of 54 by
7 40. So I'm wondering how the water will be
8 draining off the house and then into the sewers
9 and not draining into houses that are downhill
10 from the house?

11 MR. LUCA: The water does not go to
12 sewers. It has to be self-contained on the
13 property. So the homeowner and the architect
14 and builder have to put dry wells on the
15 property.

16 MR. MISHLER: So they will have dry
17 wells on this property to prevent the --

18 MR. LUCA: And it has to be calculated
19 by an engineer.

20 MR. MISHLER: Okay, because I'm
21 concerned given that the house -- the land does
22 slope on one side, I don't know which side it
23 is, if it's the western side, the property does
24 slope down a little. I'm just wondering about,
25

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1 you know, how the water will be draining off
2 the property without affecting --

3 MR. LUCA: Towards your property?
4 Towards your property?

5 MR. MISHLER: No, it's not my
6 property. I'm just saying, I know the
7 neighborhood.

8 THE CHAIRPERSON: On the zoning
9 analysis, the building coverage is like way
10 below the --

11 MR. MISHLER: Could you speak up,
12 please, we can't hear you.

13 THE CHAIRPERSON: On the zoning
14 analysis, the building coverage is way below.
15 The maximum it can be is 27 percent of the
16 property and it's at 11.58 percent of the
17 property. So the coverage of the building on
18 the property is way below the zoning, but most
19 certainly the town will most certainly not let
20 them put any house on a piece of property
21 without the correct drainage. It's not
22 necessarily our purview here, but for sure that
23 will be covered by the town. They will not
24 issue them a permit. They go over the plans

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1 with regard to those issues with more of a fine
2 tooth comb than we do. What we're really
3 concerned with here is the aesthetics and how
4 it looks, but they will for sure not let that
5 happen. As you can see by the coverage alone,
6 it is below the minimum.

7 MR. MISHLER: As I said earlier, I'm
8 at a disadvantage because I only received
9 notice of this before Memorial Day and it's now
10 only the 2nd. I've had no opportunity to look
11 at any of these items that you have.

12 THE CHAIRPERSON: Did you figure out
13 the list? Do you have the list there?

14 MR. VERNON: Yes. There was a return
15 receipt signed for -- I didn't get your name
16 again, I'm sorry.

17 MR. MISHLER: Excuse me.

18 MR. VERNON: There was a certified
19 mail receipt received for 201 Wilmot Road.

20 MR. MISHLER: I never received it,
21 sir.

22 THE CHAIRPERSON: Somebody at that
23 address signed for it?

24 MR. VERNON: Yes. It's --

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1 MR. MISHLER: Hold it. Was that
2 Wilmot Road, 201 Wilmot or 201 Old Wilmot?

3 MR. VERNON: 201 Wilmot.

4 MR. MISHLER: I live at Old Wilmot.

5 As I said, I just wanted to -- it's called
6 architectural, that's why I asked these
7 questions. That seems to be architectural as
8 opposed to aesthetics. Thank you very for now.

9 THE CHAIRPERSON: Thank you for
10 coming. Is there anyone else here with
11 questions or comments about this property?

12 (No comments.)

13 THE CHAIRPERSON: I would rather not
14 close the public hearing so that we can revisit
15 it at the next meeting.

16 I would like for you to come back to
17 us. I think there's just too many issues for
18 us to just pass this along to the Planning
19 Board. So I'm going to leave the public
20 hearing open so that the next time we see you,
21 that everyone is available to -- able to speak
22 if they want to. I would like you to revisit
23 the points that we mentioned. Do you need us
24 to go over them?

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1 MR. GEREMIA: Yes, I actually would
2 like a quick list of it, if you would.

3 THE CHAIRPERSON: Okay. Silvio, if
4 you would, just kind of recap the points.

5 MR. LUCA: Scale of windows.

6 MR. GEREMIA: You're talking about the
7 windows themselves or the --

8 MR. LUCA: Both. The scale of windows
9 and the grill work, that they should match.
10 The fascia boards are out of scale. They
11 should normally be 8 inches.

12 MR. GEREMIA: That's not necessarily
13 true. Fascias are 12 inches, sometimes
14 14 inches.

15 MR. LUCA: I build houses for a
16 living, I've never built a soffit more than 8
17 inches. The chimney has to be 3 feet higher
18 than the roof and it should be thicker because
19 to scale wise it's not correct, look at the
20 double story entry window again, and all your
21 patterns should be correct in scale. I think
22 the quoins should be smaller, the brick should
23 not be a jumbo brick, my opinion.

24 MR. GEREMIA: It's only called a jumbo

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1 brick. That is the size and that's pretty much
2 a standard sized brick. And I did question my
3 client and he did bring it and --

MR. LUCA: All right. All right.

Take the word "jumbo brick" off your drawing
then because you're drawing says, "jumbo
brick."

MR. GEREMIA: That's what it is
called. I'll eliminate the word "jumbo," but
that is the brick size only cut -- the depth
cut in half just to transport it easier.

MR. GARCIA-BOU: And the light
fixtures.

MR. NEMECEK: The light fixtures in
general, even the ones in the back of the
house.

MR. GEREMIA: What else did I have?

THE CHAIRPERSON: You think the ones
in the back are off scale or do you think --

MR. NEMECEK: In the back --

MR. GEREMIA: Also, you mentioned the
sill height of the second floor to drop a
little bit.

MR. LUCA: I think it will help you

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scale wise.

MR. NEMECEK: I think they're tiny. I
think they're small.

MR. GEREMIA: The columns, the entry
columns.

MR. LUCA: A little bit more detail.

Decide what kind of columns you want. Most
likely, I think in this house you probably want
a tapered column, a round, tapered column.
It's not showing that right now. You want to
have a capital and maybe a base detail on your
drawing.

MS. NEMECEK: And also the scale of
the quoins. The scale of the quoins.

MR. GEREMIA: The scale of the coins.
Okay.

THE CHAIRPERSON: And the center
window.

MR. GEREMIA: What was that? I'm
sorry.

THE CHAIRPERSON: The window above the
entry door.

MR. GEREMIA: I have that covered,
yes.

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THE CHAIRPERSON: Was there anything
else?

MR. GARCIA-BOU: The point I made
about the second floor and first floor.

MR. GEREMIA: I'll take a look at that
and clarify that.

THE CHAIRPERSON: I'm not sure if the
air conditioning units and that kind of stuff
is on the plans.

MR. GEREMIA: It is on the plans, yes.
It is on the plans. We went over that in
detail with Margaret Uhle. Its location with
relation to the side yard and its screening is
all indicated on the plans. I think that's
okay.

THE CHAIRPERSON: Okay. Do new
homes -- is there a difference with the new
homes, that they require landscaping plans?

MR. VERNON: They will but for the
Planning Board.

MR. NEMECEK: For the Planning Board.

THE CHAIRPERSON: For the Planning
Board. Well, since you have awhile to do it
and you're going to have to do it any way, if

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you could provide it to us, we would appreciate
being able to see, the landscaping plans.

MR. GEREMIA: For the next meeting?

THE CHAIRPERSON: Yes. That would be
helpful. I guess that's it on this one.

So I would like to make a motion for
Application 16-34, 186 Old Wilmot Road, to
return to the ARB at our next meeting, which is
in September.

MR. GEREMIA: Thank you.

THE CHAIRPERSON: Sir? I'm sorry, the
gentleman from -- was it 101? 201 Old Wilmot,
this is the list of the homes within the -- I
don't know if this --

MR. LUCA: He's outside the
boundaries.

THE CHAIRPERSON: You're outside the
boundaries. You're outside the 200 feet.

Next up is Application 16-35, 65 Lake
Shore Drive.

MR. SOSTRE: My name is Miguel Sostre.
I'm the architect for Mr. and Mrs. Lengyel, who
own the property at 65 Shoreline (sic). We are
proposing a modest renovation to a modest

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1 existing ranch home. We plan, on the left side
2 of the property, extending to the property
3 setback, pulling the house forward a few feet
4 and extending over the existing left-hand side
5 of the property. The area above the existing
6 garage, which is one story, will remain one
7 story. So, in a nutshell, we're pretty much
8 just adding a second floor onto the existing
9 left-hand one story and an addition to the side
10 of that, which will be our family room.

12 Our materials are going to be stucco,
13 a metal roof. A very simple pallet. So we're
14 basically taking this ranch house and updating
15 it to a modern ranch. Large windows to get
16 light into the house, an open floor plan. The
17 area above the garage is going to stay a three
18 bedroom area, the new second floor is going to
19 be the master suite, and that pretty much is
20 the short and the long of it.

21 Any questions?

22 THE CHAIRPERSON: Is that a color
23 rendering of it?

24 MR. SOSTRE: It is not. That is just
25 a picture for the sample of what the house will

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1 look like. It has a metal roof. Total values
2 are what we're looking to duplicate. The
3 windows styles are the same thing we're trying
4 to emulate. We do not have a color rendering
5 of the house, but it's very similar to what
6 this small image has captured.

8 MR. LUCA: Do you know the color yet
9 or no?

10 MR. SOSTRE: It's going to be a light
11 gray or a taupe color, like in the picture. No
12 yellows, no bright colors, no Miami Beach. It
13 going to be a subdued light gray, taupe. It's
14 a modest house, and we're trying to keep it
15 modest and not ostentatious.

16 MR. LUCA: What about the window
17 frames?

18 MR. SOSTRE: The window frames are
19 going to be black. That's trendy now. A lot
20 of window companies are doing black frames, and
21 I think this house kind of fits that
22 vocabulary. It adds a little bit of detail on
23 a house that's pretty stark and simple and just
24 a little punches of detail like the window
25 frames, the frieze board and stucco, the reveal

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1 to indicate the frieze board, some reveals at
2 window lines, but that is pretty much the
3 vocabulary of the house.

5 MR. LUCA: What about the garage door,
6 is that a glass door?

7 MR. SOSTRE: That will be a glass door
8 with wood styling, styles and rails, and the
9 front door will be a wood door on pivot hinges.
10 That is showing as a double door, that has
11 changed, it's going to be one large door on
12 pivots, as of 15 minutes ago in discussion with
13 the client.

14 There are a few other modifications
15 that we have made that didn't make its way on
16 the drawings that you have. It basically
17 pertains to the front elevation. Over the new
18 addition, we enlarged the windows. We have two
19 rectangular windows, which are double windows,
20 and we made them taller to match all the other
21 windows to keep that rhythm.

22 MR. LUCA: That's the master closet?

23 MR. SOSTRE: That's the master closet.
24 Then above the garage there was two windows
25 originally, and we changed it to three windows

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1 to spread out the -- to eat up some of the
2 elevation, because with two windows there was
3 two large masses on the left and right and we
4 said, you know --

6 MR. LUCA: It works better that way.
7 It's not so off center now like it was.

8 MR. SOSTRE: Right. Yes. Yes.

9 MR. LUCA: And the garage door is like
10 a white frosted glass with an aluminum frame?

11 MR. SOSTRE: We're thinking that it
12 will be a wood frame. So it might be like a
13 dark ebony or something. It will probably be a
14 mahogany frame or aluminum black. It's going
15 to be something black depending on what the
16 door is going to be. If the door is going to
17 be wood, it's going to be a dark wood door. If
18 it's going to be aluminum, it's going to be a
19 black aluminum or bronze anodized door.

20 MR. NEMECEK: And what color is the
21 roof again?

22 MR. SOSTRE: The roof, we're looking
23 at the same colors that are on the home. It's
24 a darker taupe. It's a shade of the -- it's a
25 shade of the stucco.

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MR. NEMECEK: Can we see that?

MR. SOSTRE: Absolutely.

MR. GARCIA-BOU: You don't have any samples of any finishes?

MR. SOSTRE: No. The stucco is basically stucco and the roof is a metal roof.

MR. LUCA: It's a pre-fab metal roof; right?

MR. SOSTRE: Yes.

MR. LUCA: It's not going to be made on site?

MR. SOSTRE: No, they're not going to be shaping it. So it's going to be pre-fab, Fabral or one of those roof companies.

The house, I think, fits as far as scale. The house next to it is significantly larger. The house to the right is the same house this was. At some point, that house is going to change also just like everything else in the neighborhood. So the house isn't overpowering the site. I think it fits nicely, and the clients didn't want to make too big a house.

MR. GARCIA-BOU: I feel that I need to

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see a rendering on this.

MR. SOSTRE: A color rendering of the house?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: Yes.

MR. GARCIA-BOU: Materials, something.

THE CHAIRPERSON: A rendering that is -- I mean, you got last minute changes or whatever that are not reflected in any of our plans.

MR. SOSTRE: Well, the changes are the windows. I could change the drawings back to what was there, but I think what I did was an improvement.

THE CHAIRPERSON: I'm not saying it's not an improvement. It's just that we're kind of working blind here. Typically when somebody comes to the ARB, you have samples, you have color samples, you have material samples, something to go by and here it's like very, well, this is the color we're going to use. It's not even a swatch or anything.

MR. SOSTRE: I'm under the impression, having done lots of houses and seen lots of

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renderings, that the bright orange or the bright yellow that the guy presented on the rendering is not going to be the color that the house is. Renderings are very deceiving. That's why I think it's more important to see a house in context than a render of a house which is computer model which never looks like the house that --

MR. NEMECEK: Something renderings are deceiving but materials are not. So it would have helped if you had some materials that we could take a look at the colors, compared them because we have them with most --

MR. LUCA: If you had the black aluminum with the gray metal roof and then the color of the stucco, let's say, that three color pallet.

MR. SOSTRE: Right. I thought it was better to show you a house that had been composed successfully than put together a drawing that will never look like the houses in the other renderings. Those houses are two dimensional, you never see shadow lines, how colors lay. You just see a swath of yellow, a

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green roof. The house will never look like that rendering because nobody looks at it on a two dimension state. I thought that having an image of a house that had that done successfully would be a better indication so you see shadows, tones, and things like that, which you can't get in a 2D flat rendering.

MR. LUCA: It depends on what software you're using.

THE CHAIRPERSON: It could be additional but materials are materials. That is not materials, and it's not even the exact home. So you're asking for a lot to the imagination. You're leaving a lot of room here for the imagination.

MR. GARCIA-BOU: It's also not fair to the other applicants who went to the trouble, brought their materials and rendering with them.

MR. SOSTRE: I probably won't bring back a rendering. I don't think it's an accurate representation of a house. I can do a colored pencil rendering. I don't think that --

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THE CHAIRPERSON: Well, okay --

MR. SOSTRE: But the materials, I'm saying a stucco facade. Are you saying that you're going to be able to -- you're going to get into is it a slight popcorn, is it a 2 percent sand mix? These are the things that a stucco finish is that's unperceivable from 25 feet from the road when you're driving by at 30 miles an hour.

MR. LUCA: Most Architectural Review Boards -- I go in front of them all the time as well, I'm an architect -- and they all want color renderings as well as samples. Like you said, they do want to see the stucco finish. Even though you're 25 feet away doesn't mean that I'm not going to walk up to the house, for example. It's typical.

MR. SOSTRE: Most of our work is in Scarsdale, and we generally don't do color renderings. I put up a lot of big houses there.

MR. LUCA: All my work is in Scarsdale --

MR. SOSTRE: What is that?

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MR. LUCA: All my work is in Scarsdale. I design and build in Scarsdale.

MR. SOSTRE: Okay.

MR. LUCA: All my things are rendered and sometimes I bring models, and I always bring material samples.

MR. SOSTRE: I built many houses and I've never brought one sample there.

THE CHAIRPERSON: Well, in Eastchester we need them.

MR. SOSTRE: You need them but --

THE CHAIRPERSON: At this point, I don't know if we should even bother to open it up the public hearing. We can do it just as a formality and then --

MR. SOSTRE: I could bring them for -- go ahead, I'm sorry.

THE CHAIRPERSON: So I would like to open up Application 16-35 for a public hearing. If there is anyone here that wishes to address -- sir, can you come to the podium, please, and give us your name and address. Come to the podium, please. Good evening.

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MR. RODRIGUEZ: Good evening. I'm Robert Rodriguez, 10 Wildwood Road. I wanted to know, are you building out or are you building to the side?

THE CHAIRPERSON: Can you answer him on the mic, please?

MR. SOSTRE: Sure.

MR. RODRIGUEZ: Because I can't see that from there.

MR. SOSTRE: The house is getting no closer to the road than the existing house is. We're going approximately 15 or 12 feet wider at the side.

MR. RODRIGUEZ: Oh, you went to the side. How much are you coming out; none?

MR. SOSTRE: On this --

MR. RODRIGUEZ: From the back. From the back yard. Not the front. I'm talking about like from here up how much are you coming out?

MR. SOSTRE: From the back neighbor?

MR. RODRIGUEZ: Yes.

MR. SOSTRE: Are you the back neighbor?

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MR. RODRIGUEZ: Yes, I'm the back neighbor.

MR. SOSTRE: We are going out 0 feet.

MR. LUCA: There you go. Sold.

THE CHAIRPERSON: Since we to do expect to see you back, we're not going to close the public hearing so that in case next time someone would like to have any questions or comments, they may do so. We do request that you come back to us at our September meeting and bring samples. Make sure that we all have corrected drawings, that they indicate where all the windows are and where they will be and if there's any lighting proposed -- I don't see any lighting on the plans.

MR. SOSTRE: There's boxes on the each side of the garage that represents the lighting.

THE CHAIRPERSON: So bring lighting cuts with you as well, you know, the specifics, the cut sheets.

MR. SOSTRE: I --

THE CHAIRPERSON: Sir, this is what's required of you to come back to the ARB.

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MR. SOSTRE: Right, but I brought an image of what it's going to look like. If this was rendered in color, it would have been better?

THE CHAIRPERSON: No. What we want is samples. You can debate us all day long about a color or not color rendering, it's helpful to us to know that, but we need samples and color samples. Maybe that's what's throwing you when we say "color." We need color samples of what roofing you're going to use, what siding you're going to use, what trim color, what garage door. Often on garage doors you can bring a cut. We're looking at the aesthetics of the home, so we want to see all those aesthetic elements presented to us.

SOSTRE: Of stucco?

THE CHAIRPERSON: Excuse me.

MR. SOSTRE: Of a plainer surface that is no different than the sand color of this wall and textured no different, that's what you want to see?

THE CHAIRPERSON: We need to --

MR. SOSTRE: You want --

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THE CHAIRPERSON: We need to see samples more of color, perhaps the texture, the color you're going to use. Not just, it's going to be a beige or whatever. This is the color we're going to use for the roof, this is the color we're going to use for the stucco, this is the color we're going to use for the trim. This is what we need to see. This is part of the application.

MR. SOSTRE: Isn't that all described in the picture that shows the house?

THE CHAIRPERSON: No. No, sir. That doesn't give us a color. It gives us an approximation of a color, yes, it's a taupe, it's a dark. You need a swatch, a paint, the metal from the roof from the roof company. You see the other applicants, they come, they were asked for shingles, they show you a sample of the shingle, what the charcoal shingle looks like, this is a piece of the stone, this is the piece of the brick. Whatever the material is that you are using in your home --

MR. SOSTRE: So you want to see a flat piece of metal painted the same color as the

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picture that I have provided to you?

THE CHAIRPERSON: I want to see --

MR. SOSTRE: There is no texture --

THE CHAIRPERSON: I want to see --

MR. SOSTRE: This a flat --

THE CHAIRPERSON: Excuse me, sir. Can I answer the question, please. I want to see a piece of the material you are going to use on the home, whether it is for the siding, the roof, the trim, whatever it is, to represent what it is you're using. We're not approving, well, it's going to be taupe.

We're approving --

MR. SOSTRE: I didn't say, well, it was going to be taupe. I said there is an image there. There is no trim on the house. The window casings are black.

THE CHAIRPERSON: Then --

MR. SOSTRE: I need a black piece of aluminum to say this is a black piece of aluminum.

THE CHAIRPERSON: Sir, you debating this is not going to get any of us anywhere.

MR. SOSTRE: I just want to see how

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ridiculous I have to become with the materials that I bring, because I have a plainer surface that's taupe and I gave you a --

THE CHAIRPERSON: I'm sorry, sir, but your application says to bring materials. That's part of the application. We are requesting that from you. You don't have it. So we are asking you to come back with that. Your application is incomplete. These are the things that are missing. Please come back with them.

MR. SOSTRE: So I will bring back a black piece of aluminum that represents black flat surface, I will bring back a piece paper painted taupe that represents stucco, and a taupe piece of metal for the roof, because you don't have any indication of knowing what you're looking at if it's a 12 gage, 2 gage -- maybe some of you do -- but it makes no difference on the material. What is holding a black piece of aluminum or a taupe piece of aluminum going to make a difference. I have provided an image of the materials in the picture. To hold this and say this is going to

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1
2 be my material color, it makes no difference if
3 I give you a material --

4 THE CHAIRPERSON: Sir, I'm sorry, but
5 I'm not going to spend the rest of the evening
6 debating with you over what is requested of you
7 to bring with your application.

8 MR. SOSTRE: I could see if there was
9 brick, if there were details, if there were
10 crowns, if there were facias, if there were
11 cornices, if there was an articulation of any
12 of these details, I would agree with you.

13 THE CHAIRPERSON: Materials are
14 materials. Please come back with samples of
15 your materials, sir. That's it.

16 MR. GARCIA-BOU: And also I would like
17 to see --

18 MR. LUCA: Do a color rendering.

19 MR. SOSTRE: What's that?

20 MR. LUCA: Do a color rendering.

21 MR. SOSTRE: To produce a color
22 rendering like those people did in the bright
23 yellow and the green, is that a color
24 rendering?

25 MR. LUCA: Do it by hand with prism

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1 color. It doesn't have to be a CAD. Just do
2 something so, you know, it shows reflection on
3 glass, shows black, it shows shadow lines,
4 which is important; right? You have the
5 elevations, your roof step back. You know what
6 you got to do, you're an architect.

8 MR. SOSTRE: You work in Scarsdale;
9 right?

10 MR. LUCA: All day long.

11 MR. SOSTRE: You see that beautiful
12 house on Hampton, 50 Hampton?

13 MR. LUCA: 50 Hampton? I don't know
14 50 Hampton.

15 THE CHAIRPERSON: Excuse me, sir. As
16 I was saying before, I would like to make a
17 motion for Application 16-35 to return to the
18 ARB in September with the requested material
19 samples as required on your application. Thank
20 you.

21 Next up, we have Application 16-36, 96
22 Stebbins Avenue.

23 MR. IANNACITO: Good evening. My name
24 is John Iannacito. I'm an architect and I'm
25 representing Mr. and Mrs. Brian Conybeare this

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1 evening. We are proposing additions and
2 alterations to an existing single family
3 residence at 96 Stebbins Avenue.

5 The proposed scope of work will
6 include a two story addition with a new entry
7 portico at the front of the existing residence,
8 and the addition is represented by this pink
9 color here. We're also proposing constructing
10 a second story addition over the existing
11 footprint, which is represented by this green,
12 yellow shade here. We're proposing interior
13 alterations on the first and second floor,
14 including expansion of the living space into
15 the existing garage on the first floor and site
16 alterations including the relocation and
17 expansion of the driveway, a new front walkway,
18 and a new patio at the rear of the existing
19 residence.

20 Here is the first floor showing the
21 small addition just to allow for some extra
22 space at the entrance before you get to the
23 staircase, and this is the expanded living
24 space into the existing garage, which will be a
25 new kitchen, family room space.

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1 On the second floor, we are
2 rearranging all the partitions in order to
3 create three bedrooms and two bathrooms.

5 This is the existing house, a small
6 cape with doggy dormers at the front and the
7 existing elevations.

8 The proposed elevations: Here we have
9 the two story addition with a new entry portico
10 and a second sorry addition over the existing
11 footprint, which will be a duplication of the
12 existing shed dormer that exists at the rear of
13 the property here. You can see it from the
14 side. So it will be a new shed dormer at the
15 front, a new two story addition with an entry
16 portico, and at the rear we're going to extend
17 the eve so that the height is cut down. Right
18 now the eve doesn't exist at the rear
19 elevation, so we're going to bring it down and
20 carry it across.

21 On the materials, all the materials
22 will be new, wall surfaces and roof. The wall
23 surfaces will be a stained cedar shingle in a
24 cottage gray finish, which is this one here. I
25 can bring that up there. All the trim will be

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1 painted AZEK in a white finish. The roof
2 shingles will be an asphalt shingle in a mory
3 black finish, which is that one here, and the
4 windows will be a vinyl clad in a white finish.
5 The railings will be vinyl in a white finish.
6 The columns will be square wrapped with AZEK
7 and painted white. I think that's about it. I
8 would be happy to answer any questions you
9 have.

11 MS. NEMECEK: Can we look at your
12 samples, please.

13 THE CHAIRPERSON: Actually, I'm
14 curious, on your check list where it says,
15 samples, and --

16 MR. IANNACITO: TF, to follow.

17 THE CHAIRPERSON: TF, to follow.
18 Okay.

19 MR. LUCA: I just have -- I don't know
20 if you could do this or not -- one concern.
21 The second floor windows, I don't care for the
22 windows being wider than the first floor
23 windows overall. You know what I mean? Maybe
24 you could put them closer together so that
25 visually they line up? I know the space

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2 between the two windows obviously is going to
3 come down 18 inches, let's say, but there
4 really is not enough room to do anything in
5 between them?

6 MR. IANNACITO: So squeeze these a
7 little bit?

8 THE CHAIRPERSON: Yes.

9 MR. LUCA: Or if the first floor
10 windows get a little bit wider. I kind of
11 think there needs to be a line.

12 THE CHAIRPERSON: They look like not
13 cockeyed but like --

14 MR. IANNACITO: That's not a problem.

15 MR. LUCA: Or the first floor windows
16 get a little bit wider. I'm talking about the
17 exterior lines, the far left, far right both
18 kind of align.

19 MR. IANNACITO: The only reason I
20 don't think it's that important that these line
21 up is because this is a shed dormer that is
22 coming out of the roof. So we will see the
23 roof shingle carry across on the gable here and
24 here and along the bottom. So it's kind of
25 growing out of the roof and it's kind of set

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2 back.

3 MR. LUCA: You might not notice it in
4 the real world, but on the drawing you notice
5 it.

6 MR. IANNACITO: Yes, on a flat piece
7 like this, yes, the fact that they're not
8 lining up -- squeezing them in would be fine.
9 Making these any wider, there is already 9 feet
10 of window here.

11 THE CHAIRPERSON: I think squeezing
12 them in a little bit.

13 MR. IANNACITO: I could squeeze them
14 in a little bit. I don't know if they'll come
15 in this far to line up here and here though
16 because then they'll be a double window.

17 THE CHAIRPERSON: Once it's on the 3D
18 and they're squeezed in a little bit --

19 MR. IANNACITO: There's a lot of side
20 elevation where these gables are forward of the
21 cheek walls of the shed dormers and then you've
22 got the two story space beyond coming up and
23 the roof lines are at different elevations. I
24 think with the different materials and
25 everything at different levels, it will give it

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2 a lot of texture and a lot of depth.

3 THE CHAIRPERSON: So they lose the
4 garage, right, basically?

5 MR. IANNACITO: We're giving up the
6 garage. We're going to have a 20 foot wide
7 driveway, which is the maximum permitted, and
8 it's going to be off to the side, not in front
9 of the house. We're pushing it off closer to
10 the side property line, and then we'll probably
11 have a fence coming across here. So they'll
12 park in front of the fence and this will be
13 their outdoor space, which would exit right
14 through the family room where we have a French
15 door that leads out to that patio area.

16 MR. GARCIA-BOU: I live around the
17 corner.

18 MR. LUCA: So do I.

19 THE CHAIRPERSON: They probably don't
20 use the garage as a garage any way; right?

21 MR. IANNACITO: It's a very small
22 garage. It probably would need to be expanded
23 to even fit a car. It's such a tight lot, any
24 expansion beyond this little piece in the front
25 here would require a variance. I mean, it's

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built right up to the setbacks now.

I also brought a sample of a light fixture. That's also new, that bay window on the side, just to add a little texture to that side. This is facing the street, so just to add a little bit more texture to that facade having something bumped out trimmed in white with the roof. The light fixtures, we would have one on each side of the front entrance door and then one on the side, which I didn't show it, I'll put it in for the Planning Board set.

THE CHAIRPERSON: As a formality, we'll make a motion to open Application 16-36 for a public hearing.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Anyone here? No?
(No comments.)

THE CHAIRPERSON: I make a motion to close Application 16-36.

MR. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: I believe other than the recommendation to squeeze those windows --

MR. IANNACITO: Squeeze the windows, okay.

THE CHAIRPERSON: I know this is an addition, but are there any planned relocation of AC units or anything like that?

MR. IANNACITO: The house doesn't have AC right now. The condensers are going to be located in this corner right here within the setback line. So it's in this little indent right in here.

THE CHAIRPERSON: That seems like the obvious place to put it.

MR. IANNACITO: It's the only spot that's available.

THE CHAIRPERSON: I would be remiss if I didn't do that Enda. He's always asking about that. I think that's it. Anything else?
No?

(No comments.)

THE CHAIRPERSON: So I make a motion to pass along Application 16-36 to the Planning

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Board with a recommendation for approval.

MR. GARCIA-BOU: Second.

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

MR. IANNACITO: Thank you.

THE CHAIRPERSON: Thank you very much.

MR. IANNACITO: Have a great summer.

THE CHAIRPERSON: Thank you for your patience.

MR. GARCIA-BOU: Don't forget your samples.

MR. NEMECEK: Thank you.

MR. IANNACITO: See you in September.

THE CHAIRPERSON: Hopefully. For something; right?

MR. VERNON: I apologize for getting all of your names wrong before, by the way. I think I said that Carlos was missing but it is, in fact, Enda that is absent today.

THE CHAIRPERSON: I would like to make a motion to close the ARB meeting for June 2nd, 2016.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: All right.
Goodnight, Eastchester.

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1
2
3 CERTIFICATION
4

5 STATE OF NEW YORK)
6) Ss.

7
8 COUNTY OF WESTCHESTER)

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

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

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

22 IN WITNESS WHEREOF, I have hereunto set
23 my hand this 22nd day of June, 2016.

24
25 

DINA M. MORGAN
Court Reporter
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