

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 1, 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:

MARGARET UHLE, DIRECTOR OF PLANNING
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter
25 Colonial Road
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fifth house that we're doing a subdivision for the D'Ambrosios. This house is going to be white in color, like we see here in the rendering, with black shutters; a black door; white Maibec shingle siding, which we have a sample down here; asphalt roof that's going to be charcoal in color and a little bit of stone work below the windows here. Gutters are going to be aluminum and any trim that we have is going to be AZEK composite material.

THE CHAIRPERSON: Somewhere in here are the other D'Ambrosio Way properties?

MR. DEMASI: Yes. I have --

THE COURT: I got it. This is number 6, so number 5 is as of yet not --

MR. DEMASI: Right. This would be house number 6. I believe it's lot 6 as well. This is the subdivision map. This house is going to be right here. So these houses are already done, 1, 2, and 3, this one is underway, and this is the one that's before you tonight.

THE CHAIRPERSON: Okay.

MR. DEMASI: Is there any need to go

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THE CHAIRPERSON: Welcome to the Architectural Review Board meeting of September 1st, 2016. Would everyone please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you call the roll, please?

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre indicated he would not be able to make it this evening.

THE CHAIRPERSON: First up, Application 16-25, 6 D'Ambrosio Way.

MR. DEMASI: Good evening. My name is Lou Demasi. I'm the architect for the applicant.

What we have before you tonight is a

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through the plans page by page, or are there any questions that I could answer?

THE CHAIRPERSON: Could you just tell us a little bit about the master plan for the area or the guide book; what was established?

MS. UHLE: When the Planning Board approved the subdivision, they required that the applicant hire an architect to develop design guidelines for each of the houses, and a lot of that had to do with having the divided light windows and not permitting vinyl siding and that kind of thing. We did check the design guidelines just to ensure that this was consistent and it is.

THE CHAIRPERSON: Okay. But, I mean, can you just say how you feel it works?

MR. DEMASI: Yes. Sure. Each house in the subdivision we tried to make uniquely different. We had a house that was more craftsman style, this one is like what I'm calling a transitional style of more shingle and mix of colonial. So we're trying to make each house in that subdivision a little bit different.

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1 I don't know if there is anything else
2 that I could add, but, you know, just in
3 keeping with that idea we worked with the site
4 to make sure it faces the right way and the
5 driveway, you know, works where -- this one in
6 particular we were able to get the driveway on
7 the side to get the garage doors, but it
8 doesn't always work out that way, the other
9 ones weren't that way, but this one we were
10 able to do that. When we're able to do that, I
11 like to make sure that that works that way.

12 MR. GARCIA-BOU: Do you know the
13 location where the mechanical units are going
14 to be at?

15 MR. DEMASI: I will work that out.
16 It's not on this plan. When we go in front of
17 the Planning Board, we'll locate it and screen
18 it with bushes and everything like that and
19 make sure that that works. For right now --
20 let me just grab -- it should be on your
21 landscaping plan is what I'm told. I also
22 remember showing it on the site plan.

23 MS. UHLE: I don't think it's shown on
24 the landscaping plan.

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1 MR. GARCIA-BOU: It's not on the site
2 plan.

3 MR. DEMASI: So all the utilities are
4 going to be back here. We're going to have the
5 two condensers back there, the electrical panel
6 is probably going to be located on the side
7 here so you don't see it from the front, and
8 this will be screened on that side. It's in
9 the back of the house. It's not in the front
10 of the house or anything like that.

11 THE CHAIRPERSON: In that little
12 pocket in the back there?

13 MR. DEMASI: I'm sorry.

14 THE CHAIRPERSON: In that little kind
15 of pocket in the back there?

16 MR. DEMASI: Yes, back here behind the
17 garage.

18 MR. GARCIA-BOU: The metal roof on the
19 front, what is that material?

20 MR. DEMASI: I did miss that, didn't
21 I. It's going to be a copper. This is the
22 color here, and it's going to be a raised seam
23 copper roof, and there are going to be some
24 accents above this bay window as well as

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1 copper. It's going to be a copper.

2 MS. UHLE: So, Michael was the one
3 that reviewed the drawings against the design
4 guidelines and he just mentioned to me on the
5 drawings that we have -- this is just so that
6 you're aware -- they don't show the shutters
7 and he thinks the design guidelines say you
8 can't have shutters or they recommended you not
9 have shutters on the double windows like that.
10 Again, the ARB and the Planning Board have
11 waived some of the guidelines previously. Just
12 technically --

13 MR. DEMASI: For the final drawings
14 we'll have the shutters as shown on the --

15 MS. UHLE: No, what we're saying is we
16 believe the design guidelines say ought not
17 have them on double windows.

18 MR. DEMASI: That's why I didn't do
19 them. That's a good point.

20 MS. UHLE: Again, if you're proposing
21 them, if the ARB thinks they're appropriate,
22 that's fine. Just technically I believe it's
23 not consistent with the design guidelines.

24 MR. DEMASI: I would ask the opinion

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1 of the board. If they think it's appropriate
2 to have them, I will show them on the
3 construction drawings, but this is what it
4 would look like without them.

5 MR. GARCIA-BOU: The stone for the
6 chimney, you have --

7 MR. DEMASI: It's going to be a stone
8 thin veneer, a veneer that's thin. It's random
9 color. That's going to be both for the chimney
10 and underneath the windows in the front.

11 MS. UHLE: So did you say no to the
12 shutters?

13 MR. DEMASI: Is there any opinion on
14 the shutters?

15 THE CHAIRPERSON: We don't object to
16 them. I think they look nice.

17 MR. DEMASI: Keeping them?

18 THE CHAIRPERSON: I do, yes.

19 MS. NEMECEK: Yes.

20 MS. UHLE: I think it looks nice
21 without them too, so I think it may be up to
22 your client.

23 MR. DEMASI: Okay. Thank you.

24 THE CHAIRPERSON: I would like to make

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1 a motion to open the application -- what's the
2 number?

3 MS. UHLE: 16-25.

4 THE CHAIRPERSON: -- 16-25 for a
5 public hearing.

6 MR. GARCIA-BOU: Second.

7 THE CHAIRPERSON: All in favor.

8 (All aye.)

9 THE CHAIRPERSON: Is there anyone here
10 who would like to speak about this application?
11 No?

12 (No comments.)

13 THE CHAIRPERSON: I would like to make
14 a motion to close the public hearing for
15 Application 16-25.

16 MR. GARCIA-BOU: Second.

17 THE CHAIRPERSON: All in favor.

18 (All aye.)

19 THE CHAIRPERSON: Any other comments
20 from the board?

21 MS. UHLE: I think one of the reasons
22 we don't have anyone coming to the public
23 hearing is that I only heard positive comments
24 about the houses that have been going up in the

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1 subdivision. In fact, someone just today
2 stopped by the office and mentioned that.

3 MR. DEMASI: We would like to invite
4 the board anytime to come look at the
5 subdivision. It's coming out really nicely.

6 THE CHAIRPERSON: So how many more are
7 there going to be built?

8 MR. DEMASI: Right now it's up to
9 debate, because there are two houses that --
10 one is an existing house that we're thinking
11 about renovating or possibly knocking down and
12 the same with the one across the way from it,
13 but this would be the last empty lot.

14 THE CHAIRPERSON: Okay.

15 MR. DEMASI: There's actually one
16 more, the largest lot.

17 THE CHAIRPERSON: Way in the back?

18 MR. DEMASI: It's going to be the
19 hardest one to develop because it's in this
20 corner here.

21 THE CHAIRPERSON: Okay. Any other
22 comments before we send this on to the Planning
23 Board?

24 (No comments.)

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1 THE CHAIRPERSON: I would like to make
2 a motion to move Application 16-25 along to the
3 Planning Board with a recommendation of
4 approval.

5 MR. GARCIA-BOU: Second.

6 THE CHAIRPERSON: All in favor.

7 (All aye.)

8 MR. DEMASI: Great. Thank you for
9 your time.

10 THE CHAIRPERSON: Thank you. Thank
11 you for the -- that's really, really helpful
12 that --

13 MR. GARCIA-BOU: Rendering.

14 THE CHAIRPERSON: The rendering, yes.
15 It makes a difference.

16 MR. GARCIA-BOU: I wish everybody
17 would do that.

18 THE CHAIRPERSON: Up next we have -- I
19 guess it's three of them together --
20 Applications 16-46, 7, and 8 for properties
21 along Beech Street, 181, 179, and 183.

22 MR. MAIORANO: Good evening, Chair,
23 good evening board members. My name is Adamo
24 Maiorano from Community Designs on behalf of

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1 the applicant, Peter Albano. We are proposing
2 three single family dwellings. Did you want me
3 to just go through individual house by house?

4 MS. UHLE: I think it would be easier
5 if you did each one individually and then you
6 could always have him do an overview at the
7 end.

8 THE CHAIRPERSON: Okay.

9 MR. MAIORANO: Basically the grand
10 scheme in designing the homes I tried to pay
11 close attention to the neighborhood residences
12 bringing in elements directly from the
13 neighborhood to tie the homes together but as
14 well keeping a certain degree of individuality
15 among the homes.

16 As you see for the first home --

17 THE CHAIRPERSON: Is this 183 Beech
18 or --

19 MR. GARCIA-BOU: 183 or 179?

20 THE CHAIRPERSON: 179. Okay.

21 MR. MAIORANO: So basically 179 is
22 sort of a traditional with a craftsman flare to
23 it. The exterior of the house, the bottom
24 portion is going to be a stone veneer, the

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siding is going to be a mix between a straight edge Hardie Board shingle siding and regular lap siding. As pictured, it's sort of a lightish gray earth tone color. The windows are going to be Andersen 400 simulated dividers and are going to be as pictured in the elevation, as well as the front door and the garage are going to be similar to exactly what is on the elevation. All of the trim and detailing work and the brackets are going to be AZEK, and the roof will be an asphalt shingle roof, which is a pewter gray color.

THE CHAIRPERSON: Do you have samples?

MR. MAIORANO: Yes. If you want to see what it looks like on the street-scape, to the left of this house is a vacant lot, so just basically trees and shrubs, and to the right is another proposed dwelling.

MS. NEMECEK: Your street-scape is showing all the proposed houses; do you have anything with the existing houses?

MR. MAIORANO: I do. It's the last house to the right. There are two vacant lots to the left of this house and the proposed

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towards the right. I'll show you the street-scape for the house next to it to kind of give you an idea of why I went with that style after that to tie in with that house next to it with the drop in the roof line.

THE CHAIRPERSON: Is that actually the side of the house?

MR. MAIORANO: This is the front -- this is the last house that we're proposing, and then adjacent to it is an existing dwelling.

THE CHAIRPERSON: Is that dwelling facing another street or is it --

MR. MAIORANO: It's the same street on Beech Street. I think you're asking, did I draw another house to the left to it?

MR. LUCA: That's the front of the house.

THE CHAIRPERSON: That's the front of the house?

MR. MAIORANO: Yes, that's the front of the house. It's a little wacky the way it looks. That's the front of the house. It's a little deceiving. In the pictures it's -- it's

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185 Beech Street. To the left of 179 is a vacant lot, another vacant lot, and then there's 173. There is this style house across the street and in the immediate area.

MR. GARCIA-BOU: Is there an existing house on that property?

MR. MAIORANO: What's that?

MR. GARCIA-BOU: Is there an existing house on that property?

MR. MAIORANO: There is an existing house that's going to be demolished. That's the top left picture.

MR. GARCIA-BOU: I'm looking at the survey. That's the existing house?

MR. MAIORANO: That's the existing house that's going to be demolished. In designing these two I took advantage of where that curb cut is. Obviously there's going to be a new curb cut and new street opening and whatnot, but we made the driveways back to back on that side where the existing curb cut is. That's kind of where the site plan came from.

MR. GARCIA-BOU: The condensing units on the property, where are they going to be at?

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MR. MAIORANO: They're in the rear and there's going to be screening around it. It's similar on both dwellings. It's back here, and there's going to be evergreen screening around the condensers adjacent to where the patio is. There is a landscape plan as well.

MR. LUCA: The siding is on all three sides; correct?

MR. MAIORANO: What's that?

MR. LUCA: Same siding on --

MR. MAIORANO: Yes, exactly. Just the front is where we broke it up a little bit; stone, shake, and lap siding.

MR. GARCIA-BOU: Do you have a sample of the stone there?

MR. MAIORANO: That's the stone and there's a picture of what it kind of looks like.

MR. LUCA: What type of windows are you using?

MR. MAIORANO: What's that?

MR. LUCA: What type of windows?

MR. MAIORANO: Andersen 400 series.

MR. LUCA: Is the grill work --

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 2 MR. MAIORANO: It's going to be built
 3 in.
 4 MR. LUCA: It's within the glass?
 5 MR. MAIORANO: Not true divided but
 6 built in dividers.
 7 THE CHAIRPERSON: You mean in the
 8 glass --
 9 MR. MAIORANO: Like a simulated, yes.
 10 THE CHAIRPERSON: -- or simulated?
 11 MR. MAIORANO: It's not true divided.
 12 THE CHAIRPERSON: Simulated divided
 13 lights?
 14 MR. MAIORANO: Simulated, yes.
 15 THE CHAIRPERSON: Should we open this
 16 one up?
 17 I make a motion to open up
 18 Application -- this one is 16-48 for a public
 19 hearing.
 20 MR. GARCIA-BOU: Second.
 21 THE CHAIRPERSON: All in favor.
 22 (All aye.)
 23 THE CHAIRPERSON: Is there anyone here
 24 for this one either? No?
 25 (No comments.)

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 2 THE CHAIRPERSON: Then we can close
 3 the public hearing for Application 16-48.
 4 MR. GARCIA-BOU: Second.
 5 THE CHAIRPERSON: All in favor.
 6 (All aye.)
 7 THE CHAIRPERSON: Any other comments
 8 from the board or questions regarding this one?
 9 (No comments or questions.)
 10 THE CHAIRPERSON: So right now,
 11 according to the top photographs here, this is
 12 number 1?
 13 MR. MAIORANO: Yes.
 14 THE CHAIRPERSON: Where the home is;
 15 where the prior home is?
 16 MR. MAIORANO: Actually where 1B is,
 17 that's the lot where we're talking about right
 18 now is. There is no actual house on this
 19 particular -- the existing dwelling takes up
 20 the other two houses to the right of this one.
 21 THE CHAIRPERSON: Okay. So 1B is
 22 actually a photograph before 1?
 23 MR. MAIORANO: Exactly, and that's
 24 pretty much where this house will be located.
 25 THE CHAIRPERSON: Okay. I think so

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 2 far your design fits in with the neighborhood
 3 and is appropriate for the rest of the block.
 4 Any other comments from the board?
 5 (No comments.)
 6 THE CHAIRPERSON: Do you want to wait
 7 until the end just in case there are some
 8 questions that comes up?
 9 MS. UHLE: Sure.
 10 THE CHAIRPERSON: We'll just make all
 11 the motions at the end.
 12 MR. GARCIA-BOU: Are you keeping any
 13 existing trees on the site?
 14 MR. MAIORANO: There are, yes. If you
 15 look on the site plan, in the rear there are
 16 three trees that are going to remain. As far
 17 as the front, there is not. There is also a
 18 landscape plan. The right rear portion there's
 19 the cherry tree, maple, and --
 20 THE CHAIRPERSON: So then next up we
 21 would like to have a look at -- what do you
 22 consider the next one, 181?
 23 MR. MAIORANO: Sure.
 24 THE CHAIRPERSON: Which is Application
 25 16-47, 181 Beech Street.

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 2 MR. MAIORANO: So, again, 181 has
 3 similar characteristics as to the neighborhood,
 4 has sort of an English cottage kind of feel to
 5 it. The front, the bottom portion is going to
 6 be a rustic brick, as pictured in that sample;
 7 the elevation is going to be HardiePlank
 8 siding; the front is going to be all shake
 9 siding; and the sides will be lap siding. The
 10 roof will be an asphalt shingle roof, charcoal.
 11 The garage and front door will be as pictured
 12 in the elevations, a coachman steel with a
 13 composite wood grain overlay. As far as the
 14 windows, the divided light will be as pictured
 15 in the elevation. All the trim and detail work
 16 will be AZEK composite material.
 17 THE CHAIRPERSON: So is that stone?
 18 MR. MAIORANO: The front stairs is
 19 actually a little portion where the door column
 20 goes down there's a stone pier to it and the
 21 platform. The stone is a -- there's going to
 22 be a thin stone veneer on that. So it's only a
 23 small portion and the rest is brick to break it
 24 up. The railing will be a Trex PVC composite
 25 railing. The Romeo and Juliet kind of balcony,

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which the taken, the idea, from 172 Beech Street, which has that similar concept, so I tried to draw that into the design to help, again, tie into the neighborhood.

MR. LUCA: This home is shake?

MR. MAIORANO: The front is shake siding. It's straight edge shake.

MR. LUCA: The sides are?

MR. MAIORANO: The sides are lap siding.

MR. LUCA: The same materials as the --

MR. MAIORANO: Same materials.

MR. LUCA: Texture?

MR. MAIORANO: Yes, wood grain texture on the siding. Actually, this is just a sample of the siding.

MR. LUCA: I have a question about the windows again.

MR. MAIORANO: Okay.

MR. LUCA: The grills are in the glass or on the outside of the glass?

MR. MAIORANO: In the glass.

MR. LUCA: In the glass.

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MR. MAIORANO: Yes.

MR. GARCIA-BOU: They're true divided lights.

MR. MAIORANO: They're built inside the glass.

THE CHAIRPERSON: So between the glass then?

MR. MAIORANO: Not clip-ons. There's also true divided where the pane is a small -- it's actually divided fully through.

Obviously, it's a builder friendly home as well, so there is also some sort of budget in mind so we're trying to --

MR. LUCA: Is that the main reason, cost factor?

MR. MAIORANO: Pretty much, yes.

MR. LUCA: Compared to having an SDL? An SDL window compared to having the grill inside the glass?

APPLICANT: I know. This is what I've always been using and they said, "builder friendly."

MR. MAIORANO: Point is, we're still using nice materials and detailing throughout.

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THE CHAIRPERSON: I think it would make, actually, a difference if you did the simulated divided light. I just think that the homes are really nice with the HardiePlank, it's not a vinyl. It just like kind of almost doesn't go with the rest of the home.

APPLICANT: We have the Hardie Board and AZEK.

MR. MAIORANO: I know what you mean, with the windows it's -- it's the middle of the road.

MR. LUCA: The SDL's make the house look like an older house.

THE CHAIRPERSON: It looks like it's been there.

MR. MAIORANO: I mean, I guess it's the middle of the road --

MR. LUCA: The more natural materials you use, that kind of looks natural even though it's not, the SDL, like using real copper rather than a painted panel copper.

MR. MAIORANO: Again, we're kind of speculative homes so we're trying to --

THE CHAIRPERSON: Any other questions
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from the board on this? We'll open it up just for formality sake. We'll open up the public hearing for Application 16-47.

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Is there anyone here? Good evening. Welcome.

MS. THOMPSON: Thank you. Good evening. I'm Alice Thompson. I live at 185 Beech Street. I live right next to this beautiful project that I'm looking forward to seeing.

I just have one request this evening.

Could you please put the air conditioning condenser with the house next to me on the side away from my house, because I already have two on the other side? If you could do that, I thank you very much.

THE CHAIRPERSON: Is that perhaps where they are or is it --

MR. MAIORANO: It's in the rear. It's not on the side of the house. I'm sorry, one second.

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THE CHAIRPERSON: That's the next application. We'll address it when we get to that one because we're doing them one at a time. That's the next one in line.

MS. UHLE: So you opened the public hearing on this one. Do you want to close the public hearing on this one if there are no more comments?

THE CHAIRPERSON: How about we just leave it open? We'll open them all and then close them all.

MS. UHLE: Okay.

THE CHAIRPERSON: Any other members with questions? If you would, please step up to the podium.

MS. COSTANZO: My name is Emily Costanzo, and I live across the street from this project on Overlook actually. I'm just concerned -- I'm not sure which number belongs to which lot, but that big, huge tree is a really unusual tree and I don't know if that's going to be involved in anything.

MR. MAIORANO: That's on other property.

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MS. COSTANZO: That's going to stay?

THE APPLICANT: Yes.

MS. COSTANZO: All right. That's my only concern because that tree --

THE CHAIRPERSON: It's a beautiful tree?

MS. COSTANZO: It's a gorgeous tree. Okay.

MR. MAIORANO: It's still 183 Beech Street. It's kind of deceiving. It's right next to it.

THE CHAIRPERSON: On the landscaping plan on this one I do see a larger tree in the front.

MR. MAIORANO: That's proposed.

THE CHAIRPERSON: That's a proposed?

MR. MAIORANO: Yes.

THE CHAIRPERSON: Okay. Any other questions from the board?

MR. GARCIA-BOU: No.

THE CHAIRPERSON: So do we want to move on to the next one and then close them all up together?

So we'll move on to Application 16-46

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for 183 Beech Street.

MR. MAIORANO: Keeping in mind that, again, similar characteristics with the other two houses, this one sort of house has a Tudor kind of flare to it. The bottom portion will be a stone veneer, as pictured there; the front will be stucco finish with AZEK trim dividers; and the top portion is a bit of a Hardie Board shake, fiber cement board siding, and then the rest of the house on the sides and the rear is the regular lap Hardie Board siding. The front lower portion and the decorative roof over the garage is a standing seam metal roof, colors very similar to what is pictured in the elevation. The roof is an asphalt shingle charcoal color roof, as well as the brackets and the decorative pieces of molding and trim is an AZEK white board. It's a true wood door and front door, as pictured in the elevations. The reasoning for the -- if you look at -- sorry -- 191 Beech Street, as you kind of continue down Beech Street when you get towards the end, there's more of that Tudor scheme going on. So I tried to mix that in with the

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homes to tie into the neighboring homes further down the street.

MS. NEMECEK: There's a couple of different architectural styles going on here. There's Tudor, there's craftsman, you've got shake at the top, you've got an oval window. I think the expanse between the two windows on the second floor is just too wide.

MR. MAIORANO: The square window and the bedroom windows?

MS. NEMECEK: The two square windows on the second floor.

MR. MAIORANO: That's almost 3 foot.

MS. NEMECEK: The tudor-like trim I don't think is filling up that space effectively.

MR. MAIORANO: The half timbers you mean? The half timbers?

THE CHAIRPERSON: Yes.

MS. NEMECEK: Yes.

MR. MAIORANO: The space between the windows?

MS. NEMECEK: Correct. I just don't think that works, that Tudor element at the

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1 top.
 2 THE CHAIRPERSON: There is quite a bit
 3 of a bump out there.
 4 MS. NEMECEK: But it still doesn't
 5 look balanced even with the bump out. That
 6 window on the right looks too small.
 7 MR. MAIORANO: It's the same size as
 8 the other one. It's a 3 foot wide window and
 9 it's above the bottom window, which is the same
 10 size, the two underneath the porch.
 11 THE CHAIRPERSON: I'm not sure if it
 12 would make a big difference on this, but I
 13 think that a 3D drawing could kind of help us
 14 to see that better just in this one. If not
 15 for us, for the Planning Board. I think that
 16 because there are multi levels on that front,
 17 it makes a difference.
 18 MR. MAIORANO: From the side elevation
 19 it drops back a little bit here and there, not
 20 drastically, but there is a bit of a change on
 21 the front elevation and the depth as far as the
 22 front lower half of the roof above the garage,
 23 and then it steps back to the basically main
 24 wall of the house.
 25

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1 MR. LUCA: I like that the house is a
 2 different style, that it is a Tudor. I
 3 understand what she's saying about that one
 4 window, but obviously the window is there for a
 5 reason based on the floor plans. I think if
 6 you lose the cedar shake where the oval is and
 7 maybe that just becomes like an AZEK panel.
 8 The shake can be a stucco like on a Tudor.
 9 Maybe that becomes just a white AZEK panel with
 10 the oval set into it.
 11 MR. MAIORANO: It does have a flare at
 12 the bottom where those decorative brackets are.
 13 MR. LUCA: I'm just talking about the
 14 material itself. Maybe stucco again or just --
 15 what I'm saying, get a 4 by 8 sheet of AZEK and
 16 you cut. Even if it's stucco.
 17 MR. MAIORANO: It can still do that
 18 same sort of flare to it.
 19 MR. LUCA: Even if it's stucco. With
 20 the window, I don't know much you can do to it
 21 because obviously that window is a bedroom or
 22 something.
 23 MR. MAIORANO: One is a bedroom and
 24 one is the master bath.
 25

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1 MR. LUCA: If you doubled it, then it
 2 might throw it more off aesthetically. Ideally
 3 you want the two windows centered on the oval,
 4 but that won't work because of the --
 5 MR. MAIORANO: Exactly. That kind of
 6 breaks up that and obviously you could see --
 7 MR. LUCA: Plus, the garage elevation
 8 is projecting out; correct?
 9 MR. MAIORANO: A couple of feet, yes.
 10 About 4 feet or so.
 11 MS. NEMECEK: Do you need that Tudor
 12 element? You have a bunch of the different
 13 materials going. You have stone, stucco, the
 14 Tudor element and then the shake and the oval
 15 window and brackets.
 16 MR. MAIORANO: I mean, yes, the shake
 17 can be --
 18 MS. NEMECEK: Then you have the grills
 19 on the second floor window. It's just not all
 20 jiving together.
 21 MR. MAIORANO: Sort of minimizing the
 22 difference of materials.
 23 MR. GARCIA-BOU: What kind of window
 24 is that?
 25

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1 MR. MAIORANO: Same as -- consistent
 2 with the other Andersen 400 series windows.
 3 MR. GARCIA-BOU: The hopper window?
 4 MR. MAIORANO: What's that? It's
 5 double hung. They're double hung windows.
 6 MR. GARCIA-BOU: The bathroom window?
 7 MR. MAIORANO: The bathroom window is
 8 not. It's a picture window. It's behind the
 9 toilet, so it will have to be a safety glass
 10 window.
 11 THE CHAIRPERSON: Is it an optical
 12 illusion or is the panel to the left of the
 13 bedroom window like narrower than the panel
 14 that contains the window?
 15 MR. MAIORANO: The half timbers are 6
 16 inch, so 5 and a half inch trim board. It
 17 might be deceiving from the elevation. It
 18 should be the same.
 19 THE CHAIRPERSON: It just looks like
 20 the one --
 21 MR. MAIORANO: You're talking about
 22 these and the rest?
 23 THE CHAIRPERSON: No. The biggest
 24 window, right, the one in the bedroom, okay,
 25

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1 and then that panel, the width of that whole
2 panel at the top compared to the panel to the
3 left of it, the panel to the left looks
4 narrower to me.

5 MR. LUCA: I don't think she's talking
6 about the trim, I think she's talking about the
7 actual panel because you aligned the upper
8 window with the lower window. So the panel to
9 the right the actual stucco is larger than the
10 opposite side. I think that's what she's
11 saying.

12 MR. MAIORANO: Okay. Yes.

13 THE CHAIRPERSON: They all look kind
14 of uneven to me.

15 MR. MAIORANO: It was done so that the
16 middle window lines up with the middle of that
17 panel portion and that it's consistent
18 throughout. The divided section inside that
19 window, you're saying, is bigger than the left.
20 That can be adjusted just so that it lines up
21 with the middle of the house as well.

22 THE CHAIRPERSON: With the middle
23 window at the top, the oval?

24 MR. MAIORANO: This portion becomes

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1 within the middle and is the same as it is
2 there.

3 THE CHAIRPERSON: Maybe it is just
4 those half timbers --

5 MS. NEMECEK: They just don't fit.

6 THE CHAIRPERSON: It's like they're
7 being forced to work in that space and maybe
8 it's just not.

9 MS. UHLE: It seems like you have
10 issues with both the shakes and the half
11 timbers. So maybe in that portion he could
12 just -- you know, you could try some
13 alternative scenarios.

14 MR. LUCA: Eliminating the timbers
15 then it's not a Tudor really. You're talking
16 about these when you use the word, "timber?"

17 MS. NEMECEK: Yes, those.

18 MS. UHLE: Maybe another way to
19 configure them. Maybe not eliminate them
20 completely.

21 MS. NEMECEK: But it's not a Tudor
22 house, it's a craftsman house.

23 MR. MAIORANO: Tudors nowadays style
24 has gone haywire. Tudors can still have

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1 decorative brackets as well.

2 MR. LUCA: You think it would be
3 better with all shake?

4 MS. NEMECEK: Yes. And this window,
5 maybe it will look better with the shake. It's
6 too busy.

7 MR. GARCIA-BOU: Look to see if you
8 could use small windows, the same windows in
9 the bathrooms in the bedrooms. One line up
10 with the oval and the other one opposite of the
11 other window. That's just a suggestion.

12 MR. MAIORANO: Making a smaller square
13 window in the bedroom.

14 MR. GARCIA-BOU: Then you have the
15 same pattern. Considering the fact that this
16 is like --

17 MR. MAIORANO: Above the door here?

18 MR. GARCIA-BOU: Yes.

19 MR. MAIORANO: A full window that goes
20 down?

21 MR. GARCIA-BOU: Then the other one
22 opposite of where the window is. Separate
23 them. The thing is that this is set back so
24 you really --

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1 THE CHAIRPERSON: You really don't see
2 it. I think a 3D drawing in this case would
3 really help, you know, to just visualize what's
4 going on here.

5 MS. UHLE: I'm not sure your problem
6 is really with the 3D. It sounds like it's
7 more with the combination of the materials. I
8 just would hate to have him do a 3D drawing
9 only to confirm that you still feel -- it
10 almost sounds like they're just saying there's
11 too much going on, pick a style, and be
12 consistent with it.

13 MR. MAIORANO: Exactly.

14 THE CHAIRPERSON: What she said.

15 MR. MAIORANO: Like I said, the Tudor
16 style is, again, so broad now we're taking
17 different elements from different things. But,
18 yes, it could be obviously minimized. It may
19 help your visual drawn at the house and see a
20 bunch of things going on. Sometimes Tudors
21 have that where there's a bunch of things going
22 on with the house, but it can be drawn back.
23 As far as materials as well, maybe there are
24 too many different materials that, again, with

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the top portion can be consistent with the stucco or solid.

MS. UHLE: I understand what you're saying about the 3D, but I think -- and again correct me if I'm wrong -- it doesn't sound like you really have problems with the massing, it's, again, more the combination of the materials.

MR. LUCA: I think what's going on here is you want it to be a Tudor, I like it as a Tudor as well, but there are a couple of things that don't constitute Tudor. Like the brackets, if you got rid of the brackets on the colonnade as well as the upper brackets and the cedar shake on the top upper most portion, that makes it much more Tudor. Then if you went the opposite way if you wanted to make it arts and crafts, which it kind of is without the stucco, then the stucco becomes shake and everything is shake.

MS. NEMECEK: If everything is shake, then brackets and things could become chunkier, you could use more stone, but it's imbalanced and there are too many different styles.

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THE CHAIRPERSON: So did we open this one for the public hearing?

MS. UHLE: No, you haven't yet.

THE CHAIRPERSON: So let's do that. I would like to open Application 16-46 --

MS. UHLE: This is the one we did want to see where the HVAC units were going.

THE CHAIRPERSON: -- to the public hearing.

MS. UHLE: Where are you proposing the HVAC units on the site plan?

MR. GARCIA-BOU: Second.

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

MR. MAIORANO: They're in the rear of the house not on the side.

MS. UHLE: On the right-hand or left-hand side of the rear?

MR. MAIORANO: On the right-hand side.

MS. UHLE: So that would be closer to Ms. Thompson.

THE CHAIRPERSON: Where on the --

MR. GARCIA-BOU: Here.

THE CHAIRPERSON: So -- I'm sorry, I

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forgot your name.

MS. THOMPSON: Ms. Thompson.

THE CHAIRPERSON: Ms. Thompson. Would you please come back because now we're at the application which you were referring to that is adjacent to your property.

MS. THOMPSON: Okay. I'll say the same thing I should have waited to say. I request that the air conditioning compressor be put on the side away from my house, because I already have two on the other side of my house. I don't know where they're going, but if they're --

THE CHAIRPERSON: Well, he indicated on the plan there they are in the back but in the back not totally the corner next to you because it has to really -- it's next to the house, but it's next to the right side of the house in the back.

MS. THOMPSON: Could they be to the left side of the back?

MR. GARCIA-BOU: It's in the back of the rear of the house instead of the side of the house.

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MS. THOMPSON: That would be the same problem.

MS. UHLE: Adamo, could you show her?

MS. THOMPSON: I'm just saying, do what you could do. I can't design your houses for you.

MR. MAIORANO: It's not on the side.

MS. THOMPSON: It's going to be right where my deck is.

MR. MAIORANO: It's going to be screened.

MS. THOMPSON: It's not the screening, it's the noise. Since my deck is back there, it would just be nice if I didn't have to have another one to listen to on the other side.

THE CHAIRPERSON: Is there like an aerial view where you can actually see where the other home is or something?

MS. THOMPSON: I was hoping it could be on the other side.

THE CHAIRPERSON: I don't know if the one on your other side is actually on the side or --

MS. THOMPSON: My two on the other

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side are right on the side of my house and in the back is the deck, and my bedroom looks over to that area too. So whatever you could do to keep --

MR. LUCA: The other two condensers that you're speaking of, are they your condensers or somebody else's condensers?

MS. THOMPSON: Pardon me.

MR. LUCA: The condensers you're speaking of, not the ones proposed but the other two you're talking about, are those --

MS. THOMPSON: The other two, one is mine, one is my neighbor's, and they're both on that other side. So it would be nice if I didn't have to have them on both sides. From what I understood, usually when you build houses, you do what I did with mine, the two neighboring condensers are right across from each other.

THE CHAIRPERSON: I think the way this house is situated that their patio would be on the other side.

MS. THOMPSON: If it went more to the left of the back.

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MR. MAIORANO: The newer units are more efficient.

MS. THOMPSON: Mine is efficient because it's all new too. I had it replaced.

THE CHAIRPERSON: I don't know where it could be moved to really.

MS. UHLE: Well, maybe Adamo could consider that. That's definitely a site plan issue as well that could be addressed at the Planning Board meeting as well. Adamo, can you just look to see if you have alternatives? Sometimes the Planning Board under these circumstances will prefer to have the AC condenser units impact the builder's adjacent house rather than an existing neighbors. So see if you have some alternatives and maybe address that at the Planning Board meeting.

They are permitted on the side as well as long as you meet the setbacks for accessory use.

MR. MAIORANO: There's a staircase going to the basement.

MS. UHLE: I see that. So you may be limited. Maybe look at it at least.

MR. MAIORANO: Maybe put some sort of

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like a small picket fence.

MS. THOMPSON: As I said, it's not the fence. I don't mind the look of the unit. The fence won't cut the noise.

THE CHAIRPERSON: Adamo, can we see the street-scape on this one?

MR. MAIORANO: Sure.

THE CHAIRPERSON: It won't make sense to flip the house at all; right?

MR. MAIORANO: We can, by the patio, we could try to create a -- plan it around the patio and have them on that side.

MS. THOMPSON: Whatever you can do I appreciate that.

THE CHAIRPERSON: Thank you.

MR. MAIORANO: Flipping the house, utilities and dry wells and test pits are already done specifically where they are on the site plan, so.

THE CHAIRPERSON: All right. I'm kind of leaning towards sending along the two and asking them to come back with the third one. Does that make sense, Margaret?

MS. UHLE: That's up to you.

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THE CHAIRPERSON: This way at least they can proceed. Okay, this is the plan, to hold back on sending this application but the other two we will send along to the Planning Board so that you could come back and things will get moving, maybe not on that lot, but you can't build them all at once; right? This way you could get things moving. I think we really need to see some sort of rework on that one facade.

MR. MAIORANO: Sure.

THE CHAIRPERSON: Let's close all the public meetings. On Application 16-47 I would like to make a motion to close the public hearing.

MR. GARCIA-BOU: Second.

MS. UHLE: I would just keep this one open since it's going to change.

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

THE CHAIRPERSON: So then this one we'll keep open. So then we would like to make a motion to move both -- is that okay?

MS. UHLE: Sure.

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THE CHAIRPERSON: -- 16-48 and 16-47

along to the Planning Board with a
recommendation for approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: So that's those two
applications, just for clarification 179 and
181 Beech Street, and then when it comes to
Application 16-46, we would like you to come to
the October ARB with some adjustments.
Generally, like what Margaret said before, just
kind of pick a style and stick with it, don't
get too confusing. Okay.

MS. UHLE: Adamo, if you could
coordinate with Michael with regard to section,
block, lots, and addresses. It's really
confusing, but I think the next one won't be
because we've assigned addresses and
everything.

MR. MAIORANO: I'll make it all
consistent, sure.

MS. UHLE: Sure.

THE CHAIRPERSON: So that's it. I

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would like to make a motion to close the ARB
meeting for September 2016.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Good night,
everyone. Thank you for coming.

MR. MAIORANO: Thank you.

(MEETING ADJOURNED.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)
) Ss.

COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 15th day of September, 2016.

Dina M. Morgan
DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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