

TOWN CLERK
EASTCHESTER, N.Y.

2019 MAR 1 AM 9 01
TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

JANUARY 3, 2019

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

FEB 14 2019
Dina M. Morgan, Reporter
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2 way back at March 1st, 2018.
3 THE CHAIRPERSON: March 1st in
4 attendance was --
5 MS. UHLE: You, Silvio, and Enda.
6 THE CHAIRPERSON: So that we can
7 approve?
8 MS. UHLE: That you can approve.
9 THE CHAIRPERSON: I would like to make
10 a motion to approve the minutes from March 1st.
11 MR. MCINTYRE: I second that.
12 THE CHAIRPERSON: All in favor.
13 MR. MCINTYRE: Aye.
14 THE CHAIRPERSON: Aye.
15 MR. LUCA: Aye.
16 MS. UHLE: And then the next one that
17 you would be able to approve --
18 MR. MCINTYRE: November 1st.
19 MS. UHLE: Not yet. October 4th.
20 That was Laura, Silvio, and Jennifer.
21 MR. MCINTYRE: Sorry.
22 THE CHAIRPERSON: I would like to make
23 a motion to approve the minutes from
24 October 4th, 2018.
25 MS. NEMECEK: Second.

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1 THE CHAIRPERSON: Good evening,
2 everyone, and welcome to the January 3rd, 2019,
3 Architectural Review Board meeting. If you
4 would all please stand for the Pledge of
5 Allegiance.

6 (Whereupon the Pledge of Allegiance
7 was said.)

8 THE CHAIRPERSON: Margaret, if you
9 could call the roll.

10 MS. UHLE: Sure. Carlos Garcia-Bou is
11 not here. He may come shortly. Enda McIntyre.

12 MR. MCINTYRE: Here.

13 MS. UHLE: Laura Raffiani.

14 THE CHAIRPERSON: Present.

15 MS. UHLE: Jennifer Nemecek.

16 MS. NEMECEK: Here.

17 MS. UHLE: Silvio Luca.

18 MR. LUCA: Here.

19 THE CHAIRPERSON: There are a couple
20 of minutes that are up for approval but --

21 MS. UHLE: You would be able to do the
22 March 1st.

23 MR. MCINTYRE: November 1st.

24 MS. UHLE: No, we're looking all the
25

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1 THE CHAIRPERSON: All in favor.
2 MR. LUCA: Aye.
3 THE CHAIRPERSON: Aye.
4 MS. NEMECEK: Aye.
5 MS. UHLE: Now November 1st. That's
6 everyone except for Silvio.

7 THE CHAIRPERSON: So we have three
8 members, that's enough. I would like to make a
9 motion to approve November 1st, 2018.

10 MS. NEMECEK: Second.

11 THE CHAIRPERSON: All in favor.

12 MR. MCINTYRE: Aye.

13 THE CHAIRPERSON: Aye.

14 MS. NEMECEK: Aye.

15 MS. UHLE: Next time you're just down
16 to June 7th.

17 THE CHAIRPERSON: We're getting them
18 one by one.

19 First up on the agenda is Application
20 18-46 for 11 Mill Road. Please step up.

21 MR. FAUSTINI: Good evening. My name
22 is Nick Faustini. I'm the architect for Claire
23 Mill Capital at 11 Mill Road, that's the
24 property across the street. We were here last
25

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1 fall where we proposed a rear yard addition to
2 that building to include a refuse room, a
3 second lobby or a rear lobby, and an ADA ramp
4 at the rear of the building. We since had some
5 changes to the design in terms of value of
6 engineering, and also the owner has spoken to
7 some perspective tenants and they were looking
8 for some larger retail spaces at the first
9 floor level. So we're back here tonight
10 proposing some changes to that original design.

11 We've actually eliminated the rear
12 addition. The rear addition was very small, it
13 was 150 square feet. We've just taken it out,
14 again, just to reduce the cost of the building.
15 We also have proposed a mechanical platform in
16 it's place to house the HVAC units and have
17 located the garbage area at the exterior of the
18 building at the rear side.

19 Also, in terms of the first floor
20 retail space, we were originally including a
21 rear lobby with a hallway to access the front
22 stairs. That hallway has been removed. That
23 rear lobby has also been removed. So right now
24 it's just and ADA ramp. We've provided

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1 accessible access to the retail space from the
2 rear parking lot. The retail space instead of
3 two spaces it's actually one space. A lot of
4 the perspective tenants needed a larger floor
5 area, so we converted the two retail spaces to
6 one.

7 I provided some handouts today. When
8 we were here last fall, the Architectural
9 Review Board had asked for some light fixture
10 cut sheets for some of the signage lighting
11 that we had proposed. We did provide those to
12 the Planning Board at the next meeting, but
13 they're here again tonight just for your
14 review. There were also some questions about
15 the front canopy. I think at that time I had
16 mentioned that the owner had seen some wrought
17 iron detailing that inspired that design, so I
18 just provided a simple photo of that wrought
19 iron detail on page 2.

20 I also provided some photographs of
21 proposed fencing that we're proposing at the
22 mechanical platform at the rear of the
23 building, which is an aluminum slat fence to
24 house the HVAC units and screen them from view,
25

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1 and a black vinyl fence to cover the larger
2 HVAC units, which will be set on the grounds,
3 and also the garbage area adjacent to it.

4 I can walk you through the drawings if
5 you would like me to show you the changes?

6 THE CHAIRPERSON: Yes, please.

7 MR. FAUSTINI: So at our last meeting,
8 we were originally proposing a rear yard
9 addition in this general area. Unfortunately,
10 that had to be removed. Now we're proposing an
11 HVAC unit installation along the back of the
12 building on the mechanical platform, and the
13 garbage area will be in this general area as
14 well.

15 So I will just flip to the floor
16 plans. So this used to have a lobby in the
17 back here, provided a hallway to access the
18 front stairs. A lot of perspective tenants
19 wanted the entire floor area or were looking
20 for a larger floor area. We provided all of
21 this interior space to the retail tenant, a
22 future retail tenant, there isn't one right
23 now. In the back here, there's a stair from
24 the basement that will remain, and we're

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1 proposing a mechanical platform above it, which
2 is very similar to the fire escape aesthetic
3 that's there, but it will be covered from view
4 by the privacy slats that are in page 3 of the
5 photographs there. Further out, they'll be two
6 HVAC units for the retail component, they
7 require a larger HVAC unit, and the garbage
8 area will be in this general area here on the
9 outside.

10 In terms of the exterior views, that's
11 what you'll see here on the rear view. This is
12 the mechanical platform with slat fencing, and
13 then the garbage area and another smaller HVAC
14 area located at the ground level.

15 THE CHAIRPERSON: And the ramp?

16 MR. FAUSTINI: The ramp is here. It
17 actually was rotated. You would originally
18 approach from the street side, now it actually
19 just approaches from the parking area side.
20 The ramp is still there, still provides access
21 to the first floor.

22 THE CHAIRPERSON: So that rear
23 vestibule area on that first floor is part of
24 the retail space?
25

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 2 MR. FAUSTINI: Yes. We have one
 3 restroom and just a rear vestibule area here
 4 for the retail store.
 5 THE CHAIRPERSON: And that's where the
 6 ramp leads?
 7 MR. FAUSTINI: Yes. It would take you
 8 through the rear entrance into the main retail
 9 area.
 10 MS. UHLE: It's not a public hearing.
 11 THE CHAIRPERSON: It's not?
 12 MS. UHLE: It's not a public hearing,
 13 no. You could ask for comments if you want,
 14 but it's not formally a public hearing. It
 15 wasn't noticed as a public hearing.
 16 THE CHAIRPERSON: Okay. Is there
 17 anyone here who would like to have any
 18 questions or comments about this application?
 19 (No comments.)
 20 THE CHAIRPERSON: Any questions or
 21 comments from the board?
 22 (No comments.)
 23 MS. NEMECEK: I just want to make sure
 24 I have something correct. The ornamental fence
 25 will be 5 foot 6 inches from the facade of the
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 2 building?
 3 MR. FAUSTINI: At the front of the
 4 building? I'm sorry, did you mean at the front
 5 of the building?
 6 MS. NEMECEK: Yes.
 7 MR. FAUSTINI: It extends 5 feet past
 8 the front facade. It is approximately 8 feet
 9 wide, and it is, I believe, 4 feet tall. Let
 10 me just flip to that page. Yes, 4 feet tall.
 11 It really is there to define just the
 12 residential entrance.
 13 MS. NEMECEK: Right. Do you think it
 14 would be better served to have it the same
 15 distance from the building, the 3 foot distance
 16 that you have your canopy?
 17 MR. FAUSTINI: I --
 18 MS. NEMECEK: Because it seems to jut
 19 out into the sidewalk a bit. You're kind of
 20 narrowing pedestrian access.
 21 MR. FAUSTINI: I mean, I wouldn't be
 22 opposed to it. We do have a 10 foot setback
 23 here.
 24 MS. NEMECEK: You're narrowing the
 25 passing pedestrians, but you're also making it
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 2 too enclosed for your doorway. It's like a
 3 cage. It just seems a little too high and it
 4 comes out too far from the building.
 5 MR. FAUSTINI: You would like us to
 6 bring it back to 3 feet?
 7 MS. NEMECEK: I think you should bring
 8 it back. Actually, it would even be better
 9 without it. I think it's a cleaner look. The
 10 sheet with just the overhang and the lighting
 11 looks cleaner than having that fence come out.
 12 MR. FAUSTINI: I could talk to the
 13 owners about it. I don't foresee them having
 14 an issue with just removing it.
 15 MS. NEMECEK: The canopy is going to
 16 be a solid steel?
 17 MS. UHLE: That's not an example of
 18 the canopy.
 19 MR. LUCA: That's the lighting.
 20 MS. NEMECEK: Is there anything
 21 covering the top; is it like a Poly-Carb or --
 22 MR. FAUSTINI: It's copper.
 23 MS. NEMECEK: It's copper. Okay.
 24 MS. UHLE: Do you have a picture of
 25 the -- not a photograph -- oh, it's right
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 2 there.
 3 MR. FAUSTINI: If you look at the
 4 sheet that you have there, there's a blow up on
 5 that sheet.
 6 MS. NEMECEK: I see. The canopy is
 7 going to be wrought iron with copper?
 8 MR. FAUSTINI: Black painted wrought
 9 iron and a copper top.
 10 MS. NEMECEK: Aside from the gooseneck
 11 lighting you have in front of the storefront,
 12 is there going to be any lighting within the
 13 canopy?
 14 MR. FAUSTINI: We were just thinking
 15 signage lighting right over the 11. So it
 16 would be like a small strip light half inch
 17 thick, 12 inches long.
 18 THE CHAIRPERSON: Any more comments or
 19 questions?
 20 MR. MCINTYRE: Is there going to be
 21 any sort of intercom or sort of door access on
 22 the outside of the building that's not
 23 indicated on the elevation right now?
 24 MR. FAUSTINI: We haven't talked about
 25 it with them. There really isn't a lot of room
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2 to place it. I mean, we could place it in this
3 general area here, but it would be a small box,
4 if any.

5 MR. MCINTYRE: Wouldn't you need that,
6 though, like if it's multiple units?

7 MR. FAUSTINI: It's five units.
8 Potentially, yes, if they do require it.

9 MR. MCINTYRE: Okay. Just something
10 to consider.

11 MR. FAUSTINI: Sure.

12 MS. UHLE: I just want to clarify one
13 of Jennifer's comments. You were suggesting
14 that the little fence detail either be
15 eliminated all together or extend only 3 feet
16 from the building and then shorter than 4 feet
17 as well?

18 MS. NEMECEK: Right. The better one
19 would be eliminating it.

20 MS. UHLE: Okay. She thought the
21 ideal scenario would be eliminating the fence
22 detail.

23 THE CHAIRPERSON: I think, though,
24 that if you completely eliminate it, that
25 perhaps what's coming down someone could walk

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2 into it. I think it better that there be
3 something there because you don't want people
4 walking into that.

5 MR. LUCA: The brackets are 7 feet off
6 the grade?

7 MR. FAUSTINI: It is close to 7 feet
8 above, yes. We could bring it to 6 foot 8 so
9 it doesn't pose an ADA issue.

10 THE CHAIRMAN: Up to the bottom of the
11 bracket would be --

12 MR. FAUSTINI: It's just over 6 feet
13 now. I would have to bring it to 6 foot 8 so
14 it doesn't become an issue, which we could do.

15 MS. UHLE: I don't know if Jennifer
16 was here, I know you had said before part of
17 the reason you had that detail was because you
18 really wanted to accentuate the residential
19 entrance from the commercial entrance.

20 MR. MCINTYRE: I kind of tend to agree
21 with that. I think making it too low is a
22 potential sort of tripping hazard, or you could
23 fall over it if you make it too low. I do tend
24 to agree that reducing it as opposed to 5 feet
25 is probably a good idea. I'm not sure I would

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2 agree with totally eliminating it, my personal
3 opinion.

4 MR. LUCA: I agree.

5 MR. MCINTYRE: I do think it gives it
6 some --

7 THE CHAIRMAN: Definition?

8 MR. MCINTYRE: And sort of
9 architectural merit in terms of the front
10 elevation. It's a very, very nice building,
11 and I think the addition of this wrought iron
12 and standing seam copper I certainly think
13 enhances that, and with subtle lighting over
14 the door number, I think that's all going to
15 add to the sort of aesthetic quality. I'm not
16 sure totally eliminating the two sort of side
17 sort of pilasters or ornamental, in my opinion,
18 is the best thing. I think pulling them back,
19 certainly. Eliminating them, I'm not sure I
20 would agree with that.

21 MR. FAUSTINI: Perhaps if I just
22 brought them back, as you were saying, like in
23 the middle basically, 30 inches.

24 MR. MCINTYRE: Right. Then I think it
25 defines the entrance and it gives it some sort

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2 of ornate, you know, enhancement in terms of
3 the elevation.

4 MR. FAUSTINI: We could reduce it to
5 30 inches. That would no longer pose an issue
6 of somebody walking by it, and it wouldn't jut
7 out as much into the sidewalk area. I'm sure
8 the owners would be okay with that.

9 MR. MCINTYRE: 36 inches; right?

10 MR. FAUSTINI: Well, 36 inches is the
11 canopy. Right now I have it a 5 feet. If you
12 just wanted to cut it in half and just make it
13 30 inches. I think perhaps if the canopy went
14 out a little bit further, it may not --

15 MR. LUCA: I think they should stay 4
16 feet.

17 MR. FAUSTINI: I'm sorry.

18 MR. LUCA: I think they should stay 4
19 foot tall, not lower.

20 MR. FAUSTINI: Oh, yes. No, the
21 height I wasn't -- I just meant the projection
22 if I brought it back by half, so by 30 inches.

23 MR. MCINTYRE: Okay.

24 THE CHAIRPERSON: I would like to make
25 a motion to move Application 18-46, 11 Mill

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 2 Road, along to the Planning Board with a
 3 recommendation of approval with the
 4 aforementioned conditions.
 5 MR. FAUSTINI: Thank you.
 6 MS. NEMECEK: Second.
 7 THE CHAIRPERSON: All in favor.
 8 (All aye.)
 9 MR. FAUSTINI: Thank you.
 10 THE CHAIRPERSON: Next up we have
 11 Application 18-47, 69 Lake Shore Drive. Good
 12 evening.
 13 MR. HAYNES: Good evening, ladies and
 14 gentlemen of the board. My name is Tom Haynes
 15 from Haynes Architecture. Happy new year to
 16 you all, first and foremost.
 17 Tonight I'm presenting an application
 18 in front of you, which is 69 Lake Shore Drive,
 19 which we are proposing interior alterations and
 20 proposed exterior additions to the left side
 21 while facing the front, the right side, and the
 22 actual front itself. We're pulling out a front
 23 entrance and a portico.
 24 If I may, I'll just sort of walk you
 25 through the plans. So on the first page here,
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 2 we have a site plan indicating the hatched
 3 areas for the three additions that I spoke of,
 4 the center central portion of the house which
 5 is hatched, just indicates the area of interior
 6 alterations. Essentially it's a full gut on
 7 the interior. Towards the left-hand side while
 8 facing the front, we're proposing an attached
 9 garage at the grade level, and we're
 10 reconfiguring the master bedroom and other
 11 bedrooms that are up on that level currently.
 12 Towards the front here, we are proposing, as I
 13 just mentioned, extending a double head
 14 entrance towards the front -- well, not quite a
 15 double head entrance but more of a cathedral
 16 scenario with a portico and new platform to the
 17 front. On the right side is going to be a one
 18 story addition which will house a family room,
 19 and that will tie in with the rest of the
 20 house.
 21 As we move along, the next page that
 22 I'm showing here is just showing you all of the
 23 adjacent properties in the neighborhood to give
 24 you a feel for some of the existing design
 25 aesthetic that exist in and around the
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 2 neighborhood. On the site map here the center
 3 area there, that's actually the subject
 4 property and it's location with the corner of
 5 Wildwood Road and Lake Shore Drive.
 6 Moving along, this elevation is our
 7 attempt at a rendering. Again, you have to
 8 forgive me, it's not on photo paper, it's not a
 9 hundred percent realistic, but again, it will
 10 give you the idea of what we're proposing here.
 11 These elevations that are rendered here for
 12 tonight's presentation are also in that handout
 13 that I gave.
 14 On the last page of your handout is on
 15 inspiration photo, which will give you a better
 16 idea of the colors, the brick, and the roofing
 17 materials. Essentially, that house will -- the
 18 brick we're proposing before you is actually
 19 going to match that exact brick in that photo,
 20 as well as the color of the trim for the
 21 windows, which is sort of like a beige/taupe
 22 type color. The windows we're proposing will
 23 be the same as with, like a taupe window on the
 24 exterior, and the roof itself is like a
 25 charcoal type gray. I do have samples of those
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 2 materials here tonight for you. The brick
 3 sample that I have tonight is, to be honest,
 4 not quite the best example because it does
 5 appear a little dirty. It would be more
 6 whitewashed than this similar to the photo, as
 7 you can see there. I have also a stucco sample
 8 here. So this color, which I could pass this
 9 out in a moment, is the color stucco, which is
 10 a limestone for California Stucco Systems that
 11 we're thinking of using. If you need, on
 12 either side of the front entrance we are
 13 proposing wall sconces, which I do have a
 14 photograph here as well if you need any more
 15 detail.
 16 Right now I'll walk you through the
 17 front elevation. To the left side here, you
 18 could see the attached garage with the master
 19 bedroom up above that. We decided to step this
 20 portion back from the main portion of the front
 21 of the house to give it a little depth, create
 22 some interest there. Because we are expanding
 23 on both sides of the existing house, we felt
 24 that it was becoming very linear so we wanted
 25 to sort of break up that elongated elevation by
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1 calling out and sort of glorifying the front
 2 entrance a little bit, and in turn stepping
 3 this back to give prominence to the main
 4 portion of the house and the front entrance.
 5 As you can see around all the windows and
 6 doors, we're going to do like a Dryvit with a
 7 stucco finish over that. Again, the color
 8 would be similar to -- it actually would be
 9 this example of this California stucco here,
 10 and all of the trim pieces would be actually
 11 colored the same, as we're proposing right now.
 12 The garage doors are going to be changed to
 13 appear as such in this elevation, and on the
 14 very right-hand side, as I mentioned earlier,
 15 we have a double window facing towards the
 16 front with a gable over that to sort of tie
 17 that back into the main entrance. The
 18 elevation on the top shows the existing front
 19 elevation and the bottom is the proposed.

20 As we move around, the next page here
 21 shows the proposed rear elevation. Again, you
 22 could see either side the additions there and
 23 the section of new roof in the middle tying
 24 them together. The top elevation shows the

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1 existing rear.
 2 Then this last elevation page here
 3 shows each side elevation. In the front, I
 4 should note that the whole front consists of
 5 that brick veneer that we spoke of. It does
 6 return on the sides with quoins that are
 7 evident from both the front and side elevation.
 8 You could see those on this page here. The
 9 rear and the left and the right side field of
 10 the elevation will all be the -- it would be
 11 the same stucco that would match the trim on
 12 all the windows.

13 I would be happy to answer any
 14 questions.

15 MR. LUCA: I have a question. What
 16 material are the garage doors?

17 MR. HAYNES: Right now I think it's
 18 going to be a fiberglass door.

19 MR. LUCA: Painted brown?

20 MR. HAYNES: No, I believe --

21 MR. LUCA: I mean a mahogany.

22 MR. HAYNES: It's going to be a dark
 23 brown. It's more of like anodized, but I
 24 believe it's going to be a fiberglass door.

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1 MR. LUCA: Are the existing windows a
 2 divided light window?

3 MR. HAYNES: Yes, all simulated.

4 MR. LUCA: Are they going to match the
 5 windows as well?

6 MR. HAYNES: All the windows would be
 7 replaced.

8 MR. LUCA: All of them? The back
 9 elevation says existing.

10 MR. HAYNES: That's a typo. My
 11 apologies. We went back and forth. Originally
 12 he was trying to keep some, but now we're going
 13 to be replacing them.

14 MR. LUCA: What material are the front
 15 doors?

16 MR. HAYNES: The front doors. Again,
 17 I think that might be a fiberglass door.

18 MR. LUCA: I think the proportion on
 19 the door is not correct. It looks like you
 20 have a 3 foot by 8 foot tall door, and I think
 21 the door needs to be wider because the side
 22 lights look too wide.

23 MR. HAYNES: Okay.

24 MR. LUCA: That bar in the middle
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1 doesn't look -- it's most likely not the door
 2 you're choosing but. Also, the transom above
 3 the door needs to have some kind of divided
 4 light in it as well.

5 MR. HAYNES: Not a problem to do that.

6 THE CHAIRPERSON: It does look like, I
 7 don't know, almost cartoonish, that whole door.

8 MR. LUCA: The door reads very modern
 9 compared to the rest of the design.

10 MS. NEMECEK: It's traditional.

11 THE CHAIRPERSON: On the garage door,
 12 are you going to put divided lights as well?

13 MR. HAYNES: They would be. It's not
 14 showing through on the rendering. Just to kind
 15 of give you the idea of sort of the color
 16 schemes.

17 THE CHAIRPERSON: Was this house
 18 like -- does it have additions already, the
 19 existing home?

20 MR. HAYNES: I don't believe it does.
 21 It has, you know, to the right where we're
 22 proposing the one story family room, there's a
 23 covered porch there or a covered patio to the
 24 right-hand side. I have photos of the existing

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1 house.

2 THE CHAIRPERSON: I know the left side
3 elevation --

4 MR. HAYNES: Oh, you know what, I'm
5 sorry, yes, that piece I believe is an
6 addition. It was added on after. That fronts
7 the other street.

8 THE CHAIRPERSON: I don't know, the
9 home looks like it has additions or an addition
10 on it to start out with, and this doesn't seem
11 to smooth it out. It doesn't seem to, I don't
12 know, pull it together in some way. I mean,
13 I'm glad you got rid of that wing up there on
14 the left side, but --

15 MR. MCINTYRE: I do see where you've
16 made an effort to sort of reduce the
17 elongatedness of kind of pulling it left and
18 pulling it right.

19 Just sort of a couple of minor
20 comments and maybe you can sort of clarify. I
21 guess in the two bedrooms, bedroom number 1
22 primarily because it's sort of front elevation,
23 you have that --

24 MR. HAYNES: The Juliet?

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1 MR. MCINTYRE: Is that a sort of
2 client's request? Were you looking to have
3 sort of open doors? There's really no balcony
4 there per se; right?

5 MR. HAYNES: No. It would be sort of
6 a Juliet type balcony. It actually was a
7 request of the owner's daughter who would be
8 living in that room.

9 MR. MCINTYRE: Just in terms of
10 furniture layout, like where is the bed going
11 to go?

12 MR. HAYNES: The bed would be on the
13 wall to the right, which would back up to the
14 bathroom.

15 MR. MCINTYRE: So there would be ample
16 room when the doors would be open?

17 MR. HAYNES: Yes.

18 MR. MCINTYRE: Likewise, I guess in
19 the master bedroom it's a similar sort of --

20 MR. HAYNES: Correct. We needed to
21 sort of dress up that left side there because
22 it was a street as well. We did, again, the
23 best we could to balance what was downstairs
24 and the proposed doors and just sort of dress

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1 it up a little as opposed to just going with
2 just windows.

3 MR. MCINTYRE: Is there any sort of
4 lighting contemplated at the garage? Is there
5 soffit lighting currently or anything being
6 proposed? You do have those lantern type
7 lights, you know, outside the double doors on
8 bed one and by the front entry doors, but
9 there's no form of lighting by --

10 MR. HAYNES: We didn't propose them
11 now. Partially it was because -- you know --
12 because of the width of the garage that exists,
13 we have the quoins on either -- well,
14 particularly the left side here on the main
15 garage door there really wouldn't be any room
16 adjacent so we would only be able to put them
17 above, and we didn't put them above because of
18 the doors to the left-hand side we couldn't fit
19 them.

20 MR. MCINTYRE: Yes. I think if you're
21 looking to introduce lighting by the garage, I
22 think you would probably look to do it in the
23 soffit and more sort of a down light as opposed
24 to putting anymore lanterns on the facade. I

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1 think the challenging part here is you do have
2 a double door garage, which is the existing,
3 and now you're looking to add on this single.

4 I think if you were looking to start from
5 fresh, which obviously you're not, you're
6 looking to play the hand, you know, you're
7 dealt, you know, I think the sort of
8 composition of, you know, the two and the
9 addition, you know, it's sort of competing, you
10 know, with one another, and I think that kind
11 of, you know, sort of presents the challenge in
12 trying to blend this whole addition into
13 something that's cohesive and has some degree
14 of symmetry and, you know, sort of addresses
15 the challenge, which is to try and make this
16 as, you know, architecturally pleasing as I
17 think everybody wants it to be.

18 MR. HAYNES: I don't disagree.
19 Obviously, they are competing. That was one of
20 the main focuses of the client, he did have to
21 have the third garage. Again, I think that for
22 us really calling out the front portion of this
23 house and stepping that secondary garage back,
24 I think shows a hierarchy there enough alone

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 2 that, you know, again, this main section is the
 3 main front of the house, and then we have sort
 4 of have the ancillary garage adjacent to it.
 5 Originally, we did have that as a flush wall
 6 and we did explore that. That actually gives
 7 it more room inside, they have more room in the
 8 garage. It was more favorable initially.
 9 After reviewing that and when we designed it,
 10 it just didn't seem that that -- again, I think
 11 that was competing even more.

12 MR. MCINTYRE: It's a foot. It's not
 13 anything sort of significant, other than it
 14 being, you know, stepped back a foot.

15 MR. LUCA: In my opinion, I think
 16 that's fine. What I think you need to do is on
 17 the right side of the home on the family room
 18 addition, those two windows and that roof line,
 19 you should project that whole thing out like 2
 20 foot so it creates a bay. Right now that wall
 21 reads very long. If you project that out,
 22 you'll have the roof line project out as well
 23 as the windows and the brick, if you understand
 24 what I mean.

25 MR. HAYNES: You're talking literally
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 2 just this section kind of where the gable is,
 3 just to bring that gable out?

4 MR. LUCA: No, the wall.

5 MR. HAYNES: The whole wall of the
 6 family room?

7 MR. LUCA: Yes. Just the windows and
 8 let's say 18 inches on brick on both sides to
 9 the gutter, and then opposite, you know, mirror
 10 image in a sense. So the elevation comes out
 11 like this. I could show you. I think what's
 12 happening on the right side, which is because
 13 your master bedroom is dictating it, is that
 14 that garage door should be centered on that
 15 elevation, as well as the French doors, or a
 16 larger garage door and the French doors
 17 centered on the garage door, but then it
 18 affects the bathroom above.

19 MR. HAYNES: So the bedroom dictated
 20 that because I didn't have the room because of
 21 the bathroom.

22 MR. LUCA: Right. That would
 23 definitely look a lot nicer if it was centered
 24 or a 10 foot door instead of an 8 foot door,
 25 for example.

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 2 MR. HAYNES: You're saying even if the
 3 sliders are off or the French doors are off
 4 center --

5 MR. LUCA: No, you have to have that
 6 measuring line.

7 MR. HAYNES: Those rooms are not large
 8 room, so, unfortunately, we don't have the
 9 space to move those. One bedroom is 11 feet
 10 wide and the other one is 11.6, so we don't
 11 really have any room.

12 MR. MCINTYRE: That whole left side,
 13 you know, that's pretty much all a new
 14 addition; right?

15 MR. HAYNES: From the break on. So
 16 where the break is, this edge here is existing.

17 MR. MCINTYRE: No, I understand, but
 18 the whole thing is new addition.

19 MR. HAYNES: Correct.

20 MR. MCINTYRE: So you could, in
 21 essence, make it a little bit deeper. You
 22 could flip the bathroom so now the room is
 23 wider, and you could flip the bathroom to the
 24 side wall, if you could, right, which in
 25 essence would solve the issue of centering the

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 2 garage and the window above.

3 MR. HAYNES: I don't think we have the
 4 room to do that though. To have it as a Jack
 5 and Jill bathroom -- well, it's not a Jack and
 6 Jill bathroom.

7 MR. MCINTYRE: I'm not saying Jack --

8 MR. LUCA: If you shift the French
 9 doors, you have to shift them 18 inches,
 10 basically, to be centered. Everything shifting
 11 18 inches, let's say.

12 MR. HAYNES: Those doors don't need to
 13 be centered in the room. So we have room to
 14 move those over within the bedroom itself
 15 without affecting the bathroom.

16 MR. MCINTYRE: But my point is, if the
 17 whole side wall addition -- and again, you tell
 18 me whether you can do it or not -- I'm just
 19 trying to see whether you could resolve the
 20 symmetry of the addition so it's a little
 21 closer to the existing two car garage. If the
 22 addition is 32 foot 10 deep, right, could that
 23 be a little bit deeper? Possibly, right?

24 MR. HAYNES: The back cannot. The
 25 back we're stuck with zoning. We're at the

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 2 maximum. That's why it's actually kicked in
 3 the way it is.
 4 MR. MCINTYRE: Okay. That would be
 5 prohibitive in terms of flipping the back.
 6 MR. HAYNES: Like I said, I mean, we
 7 could certainly take those French doors and
 8 slide them all the way over, you know, 4 or
 9 6 inches from the actually bathroom wall, and
 10 the bathroom is 5 foot 6 inches wide so we
 11 could reduce that down closer to 5 feet, so we
 12 could probably pick up at least another
 13 14 inches or so if we slide that over. I don't
 14 think that the owner would have a problem with
 15 that.
 16 THE CHAIRPERSON: I think it would
 17 help.
 18 MR. MCINTYRE: So I guess the garage
 19 works where you just drive in through the 9
 20 foot opening, and then the space to the right,
 21 the 6 foot 1 on the right, that's kind of dead
 22 space?
 23 MR. HAYNES: In the --
 24 MR. MCINTYRE: Garage number 1.
 25 MR. HAYNES: Correct. As I mentioned,
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 2 we have the flexibility to shift that over,
 3 again, if we wanted to move the French doors in
 4 the bedroom.
 5 MR. MCINTYRE: Well, I think one has
 6 got to relate to the other.
 7 MS. UHLE: Do you want to open the
 8 public hearing?
 9 MR. MCINTYRE: Yes.
 10 THE CHAIRPERSON: I would like to open
 11 for a public hearing, Application 18-47, 69
 12 Lake Shore Drive. Is there anyone here from
 13 the public that would like to address this
 14 application? Any questions?
 15 (No comments.)
 16 THE CHAIRPERSON: I opened it but
 17 nobody seconded it.
 18
 19 MS. NEMECEK: Second.
 20 THE CHAIRPERSON: All in favor.
 21 (All aye.)
 22 THE CHAIRPERSON: Make a motion to
 23 close Application 18-47.
 24 MR. MCINTYRE: Second.
 25 THE CHAIRPERSON: All in favor.
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 2 (All aye.)
 3 MS. UHLE: Do you want me to summarize
 4 the comments or did you have more?
 5 THE CHAIRPERSON: Is there anymore?
 6 MR. LUCA: Yes, I actually have one
 7 more. I'm sorry. The oval window, I think you
 8 should raise it about a foot higher, not
 9 centered on the gable. It would look nicer if
 10 it was a little bit higher.
 11 THE CHAIRPERSON: Okay.
 12 MS. UHLE: Now would you like me to
 13 summarize?
 14 THE CHAIRPERSON: Yes.
 15 MS. UHLE: All of the comments relate
 16 to the front elevation and in no particular
 17 order. There was a recommendation that the
 18 front door be wider and that the transom window
 19 above the door have divided lights. If you
 20 want to call me tomorrow, I could go over these
 21 with you. Also, you had mentioned that the
 22 garage door windows would have divided lights
 23 as well. It was recommended that on the very
 24 right side of the elevation where you have the
 25 gable roof, that that entire wall project out
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 2 about 18 inches, did you say, Silvio? The wall
 3 that's projecting out, how far did you say? It
 4 doesn't matter but just project out.
 5 MR. LUCA: I could show you on paper.
 6 MS. UHLE: On the left side, it was
 7 recommended that the gable, garage doors, and
 8 French doors be centered on that wall, and then
 9 that the oval window at the highest gable be
 10 raised up about a foot.
 11 MR. LUCA: Divided lights on the
 12 transom.
 13 MS. UHLE: I mentioned that.
 14 THE CHAIRPERSON: Are we ready to send
 15 it along with those recommendations? Are you
 16 okay with that?
 17 MR. MCINTYRE: Yes.
 18 THE CHAIRPERSON: Before I make the
 19 recommendation, I would like to request that
 20 when you do come before the Planning Board,
 21 that you have something in 3D. I think in this
 22 application it would really, really help, a 3D
 23 thing. It really helps to see the ins and
 24 outs. A lot of these elevations it's kind of
 25 hard to see. Even in the back. It's just
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1 difficult with all these different layers.
 2 That being said, I would like to
 3 recommend Application 18-47 for 69 Lake Shore
 4 Drive along to the Planning Board with a
 5 recommendation of approval with the
 6 aforementioned modifications, and the request
 7 that you do a 3D for them to see.

8 MR. HAYNES: For the Planning Board?

9 THE CHAIRPERSON: When you go to the
 10 Planning Board. All in favor.

11 (All aye.)

12 THE CHAIRPERSON: Thank you. Next up
 13 is Application 18-48, 103 Clarence Road.

14 MR. HAYNES: Hello, again. Thomas
 15 Haynes from Haynes Architecture presenting an
 16 application in front of you this evening for
 17 103 Clarence Road on behalf of my client who is
 18 present if you have any questions later.

19 So for this application we are
 20 proposing interior alterations as well, and we
 21 are proposing a second floor addition.

22 Currently, the existing house is a Cape Cod
 23 style house that we are proposing a second
 24 story addition to give it the colonial look and

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1 a proposed portico over the front entrance. If
 2 you look at the front elevation on the packet
 3 that I handed out, you could see the existing
 4 house and it's materials, and the proposed is
 5 located towards the right-hand side. We are
 6 going to propose a thin stone veneer on the
 7 bottom base of the house. The second floor is
 8 cantilevered as part of the additional to pick
 9 up additional space that is much needed inside,
 10 but also to create a design aesthetic from the
 11 exterior and allow us to break the materials
 12 up. The proposed upper exterior is going to be
 13 a vinyl -- it's a cedar shake appearance with a
 14 vinyl siding. Around the left side, the rear
 15 and the right side is going to be same color,
 16 which I do have a sample here, which is
 17 Georgia-Pacific Flint Compass. The left,
 18 right, and rear are just going to be regular
 19 vinyl siding, not to have the shake appearance.

20 We do have another oval decorative
 21 window in the center here at the second floor,
 22 and we're going for a symmetrical balance here
 23 with the double windows at the second floor on
 24 either side and bay windows located below. The

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1 door that we're proposing is part of what I
 2 just handed out there that actually shows the
 3 style of the door and the color that we're
 4 proposing, which we feel would work really well
 5 with the dark gray and the light gray.

6 On the back of the packet is an
 7 enlarged photo of essentially what the side
 8 view would be with the actual stone and the
 9 siding on the side. There is an existing
 10 fireplace there currently. We are also
 11 proposing to cover that in the same stone.

12 I do also have a sample of the
 13 shingles if you needed to see that as well. It
 14 would be a dark gray color. Portico is coming?

15 MR. LUCA: Portico is fine. They're
 16 bay windows; correct?

17 MR. HAYNES: Yes.

18 MR. LUCA: They're not drawn that way
 19 on the floor plan, but they look very forced.
 20 Very small, the bay, compared to -- is the
 21 owner about a bay window?

22 MR. HAYNES: I'm not sure. Are you
 23 adamant about the width and the size?

24 MR. LUCA: The bay windows instead of

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1 being just a double hung like right above it.

2 MR. HAYNES: He's adamant to have a
 3 bay.

4 MR. LUCA: Oh, he is.

5 MR. HAYNES: Yes. It would terminate
 6 right under the overhang on the front. That
 7 was actually a request, unless the opinion has
 8 changed.

9 THE CHAIRPERSON: On the images that
 10 you presented in this --

11 MR. HAYNES: The neighboring photos?

12 THE CHAIRPERSON: Yes. The 103
 13 Clarence Road, which is the application, and
 14 109 look like the same building. It looks like
 15 the same --

16 MR. HAYNES: You're talking about the
 17 subject property?

18 THE CHAIRPERSON: Yes. The subject
 19 property is 103 and then 109 Clarence looks
 20 like -- is it the same one or are you they just
 21 so much alike?

22 MR. HAYNES: To be honest with you,
 23 I'm not positive. I didn't prepare that photo.

24 It is a different photo, obviously, because one

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 2 has the car in the driveway.
 3 APPLICANT: When you go on Zillow when
 4 you get the elevations, you might have a photo
 5 of the same property twice. It's very hard to
 6 see.
 7 THE CHAIRPERSON: Okay. So really
 8 it's that other one in the background; right?
 9 MR. MCINTYRE: Yes. This is the same.
 10 THE CHAIRPERSON: How much higher is
 11 the ridge of the new --
 12 MR. HAYNES: From the existing?
 13 THE CHAIRPERSON: Yes.
 14 MR. HAYNES: 6 or 7 feet.
 15 THE CHAIRPERSON: I'm sorry.
 16 MR. HAYNES: I believe it's 6 or 7
 17 feet.
 18 THE CHAIRPERSON: Okay. Any questions
 19 or comments, guys? No? Enda?
 20 MR. MCINTYRE: No.
 21 MR. LUCA: I think the garage door
 22 should be more of a barn style garage door
 23 aesthetically, if you know what I mean.
 24 MR. HAYNES: The garage door is
 25 existing.

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 2 MR. LUCA: All that work and that's
 3 going to remain?
 4 MR. HAYNES: Yes.
 5 MR. LUCA: I find that hard to
 6 believe.
 7 MR. HAYNES: It's in pretty decent
 8 shape.
 9 MR. LUCA: Also, now that you mention
 10 the portico, I think the columns should be -- I
 11 think 10 by 10 is too heavy for that elevation.
 12 MR. HAYNES: You think they're too
 13 wide?
 14 MR. LUCA: Yes. I think they should
 15 be an 8 by 8.
 16 MR. HAYNES: What do we have?
 17 MR. LUCA: 10 by 10.
 18 THE CHAIRPERSON: Something a little
 19 slimmer?
 20 MR. LUCA: Yes. Instead of 10 by 10,
 21 8 by 8.
 22 MR. MCINTYRE: So I would like to make
 23 a motion to open up Application 18-48 located
 24 at 103 Clarence Road to the public hearing; do
 25 I have a second?

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 2 MS. NEMECEK: Second.
 3 MR. MCINTYRE: All in favor.
 4 (All aye.)
 5 MR. MCINTYRE: Anybody here that would
 6 like to speak with regard to this application,
 7 now is your chance. Going once, going twice.
 8 (No comments.)
 9 MR. MCINTYRE: Seeing nobody is here,
 10 I would like to make a motion to close
 11 Application 18-48; do I have a second?
 12 MS. NEMECEK: Second.
 13 MR. MCINTYRE: Okay. Public hearing
 14 is now closed. Do we have any other comments
 15 from the board?
 16 MS. NEMECEK: No.
 17 MR. LUCA: No.
 18 MS. UHLE: So the only two
 19 recommendations -- well, one real
 20 recommendation that the columns be reduced to 8
 21 by 8, and if the garage door ends up being
 22 replaced, it was recommended it be a barn style
 23 door.
 24 MR. MCINTYRE: That being the case, I
 25 would like to make a motion to pass along

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 2 Application 18-48 located the at 103 Clarence
 3 Road on to the Planning Board with those couple
 4 of comments addressed as part of that next
 5 application. Very good. Thank you very much.
 6 THE CHAIRPERSON: Last but not least
 7 this evening, Application 18-49, 151 Overhill
 8 Road.
 9 MR. IANNACITO: Good evening and happy
 10 new year to everyone. My name is John
 11 Iannacito, I'm an architect, and I'm
 12 representing Mr. Joe Forgione this evening, the
 13 owner of the subject property. We are
 14 proposing additions and alterations to the
 15 existing single family residence located at 151
 16 Overhill Road.
 17 The proposed scope of work -- I think
 18 I'll come over to the drawing and point it out.
 19 So we've got a two story addition and a covered
 20 porch at the front of the existing residence.
 21 The two story addition is highlighted here on
 22 the site plan. We're also proposing a one
 23 story addition at the rear of the existing
 24 residence, which is highlighted here. We're
 25 proposing first floor interior alterations, and

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 2 a second story addition over the existing
 3 footprint.
 4 I'll quickly go through the plans.
 5 Here we have the existing and proposed first
 6 floor plan. The proposed addition at the first
 7 floor here will consist of an expansion of the
 8 existing garage towards the front of the
 9 property. Here is the proposed covered porch.
 10 At the rear, the one story addition will
 11 provide a better access to the existing family
 12 room that was constructed a few years back.
 13 Then the interior alterations will consist of a
 14 new master suite, dining room, and kitchen.
 15 The proposed second story will consist
 16 of three new bedrooms and two new bathrooms and
 17 a double height living space. So the living
 18 room will be a double height space coming from
 19 the foyer, a set of stairs, and look down into
 20 a sitting area on the second story.
 21 Here we have the front elevation
 22 showing the two story addition with the garage
 23 bump out, new enclosed front porch, the railing
 24 above, and a second story addition over the
 25 remainder of the house.

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 2 Here's the existing front elevation,
 3 the proposed, and then on the side the existing
 4 and proposed showing the two story addition
 5 over the front portion of the residence, and
 6 the existing family room space is a one story
 7 space at the rear.
 8 At the rear of the house, we have the
 9 second story addition above the existing
 10 footprint, the one story addition, kitchen
 11 expansion, and the existing one story addition
 12 will remain as it is.
 13 Then from the side, two story addition
 14 over the existing portion of the house and
 15 beyond we have the one story bump out for the
 16 kitchen and the one story existing family room.
 17 Here's a rendering of the front facade
 18 showing the proposed exterior materials. So
 19 the new materials will be on the wall surfaces
 20 will have a HardiePlank lap siding in an arctic
 21 white finish. The brick veneer along the base
 22 will match existing and be painted white. So
 23 there will be some brick that remains and some
 24 new brick, and then everything gets painted
 25 white. The roof surfaces over the main portion

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 2 of the house will be asphalt shingles in a
 3 charcoal black finish, and then over the garage
 4 the small roof here will be a standing seam
 5 copper roof. The windows will be vinyl clad in
 6 a white finish. The trim and columns will be
 7 painted AZEK in a white finish. The shutters
 8 will be composite in a black finish. The
 9 railings will be composite in a white finish.
 10 The gutters and leaders will be copper. The
 11 front entrance door and overhead door will be
 12 fiberglass in a white finish.
 13 I have samples of the materials, and
 14 I'm happy to answer any questions you may have.
 15 THE CHAIRPERSON: 7 Southeast Way, is
 16 that -- where is that in relationship to this
 17 home?
 18 MR. IANNACITO: Across the street.
 19 That one I did a few years back.
 20 THE CHAIRPERSON: It looks real
 21 familiar. The same owner?
 22 MR. IANNACITO: Yes, it's the same
 23 owner. That's their main residence. This one
 24 is a house that they just recently purchased.
 25 THE CHAIRPERSON: It seems to have the

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 2 same character.
 3 MR. IANNACITO: It has the same feel.
 4 Except the other one has garages on the side
 5 because they have a larger side yard. Here
 6 they can't do that, there's not enough
 7 turnaround.
 8 MR. MCINTYRE: So I would like to make
 9 a motion to open Application 18-49, located at
 10 151 Overhill Road, to the public hearing; do I
 11 have a second?
 12 THE CHAIRPERSON: Second.
 13 MR. MCINTYRE: All in favor.
 14 (All aye.)
 15 MR. MCINTYRE: Anybody here, any
 16 member of the public that would like to speak
 17 with regard to this application, now is your
 18 chance. Don't all rush the podium at once.
 19 Nobody here?
 20 (No comments.)
 21 MR. MCINTYRE: I would like to make a
 22 motion to close the public hearing on this
 23 application; do I have a second?
 24 THE CHAIRPERSON: Second.
 25 MR. MCINTYRE: All in favor.

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 2 (All aye.)
 3 MR. MCINTYRE: Okay. So the public
 4 hearing is now closed. Any further comments?
 5 THE CHAIRPERSON: I'm curious about
 6 the choice of vinyl on the windows and maybe
 7 not fiberglass.
 8 MR. IANNACITO: It's a vinyl clad,
 9 Andersen 400 Series, so it's a rigid vinyl.
 10 It's similar to an AZEK.
 11 MR. LUCA: It doesn't read like vinyl.
 12 THE CHAIRPERSON: Any other comments,
 13 questions?
 14 MR. LUCA: I just wish I could use
 15 that balcony.
 16 MR. IANNACITO: To come out in the
 17 front?
 18 MR. LUCA: Yes.
 19 MR. IANNACITO: They might be able to
 20 get out onto the back one, the one above the
 21 kitchen.
 22 MR. MCINTYRE: What's the roofing
 23 material proposed on that?
 24 MR. IANNACITO: It's just going to be
 25 a membrane.

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 2 MR. MCINTYRE: A membrane?
 3 MR. IANNACITO: Yes.
 4 MR. MCINTYRE: Again, not that I would
 5 expect you to put it on this rendering, which
 6 is very helpful, but I guess in some of the
 7 bathrooms there will be just some --
 8 MR. IANNACITO: Vent stacks?
 9 MR. MCINTYRE: Through the roof
 10 venting.
 11 MR. IANNACITO: Yes. We'll try to
 12 keep them towards the back of house so you
 13 don't see them at the front.
 14 MR. MCINTYRE: Right, but I think
 15 you've got that bathroom off bedroom number 4,
 16 which is at the front, so I'm assuming that's
 17 going to be vented at the front; right?
 18 MR. IANNACITO: It's on the second
 19 floor; right?
 20 MR. MCINTYRE: Yes.
 21 MR. IANNACITO: Yes, unless we could
 22 get up into the attic and take it further back.
 23 MR. MCINTYRE: Listen, I think --
 24 MR. IANNACITO: We could also tuck it
 25 in behind the chimney.

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 2 MR. MCINTYRE: I think you just need
 3 to be creative. I think from the existing
 4 elevation and the current appearance of the
 5 home to what's being proposed, I think it's a
 6 striking upgrade. I certainly think that you
 7 and your client have done a very good job and
 8 very creative in sort of enhancing the
 9 appearance of the home.
 10 Any other comments?
 11 THE CHAIRPERSON: No. Thanks for the
 12 helpful rendering. It always helps.
 13 MR. MCINTYRE: That being the case, I
 14 would like to make a motion that we pass along
 15 Application 18-49 located at 151 Overhill Road
 16 onto the Planning Board with the sort of
 17 minimal comments that you've heard here this
 18 evening.
 19 THE CHAIRPERSON: Second that.
 20 MR. MCINTYRE: All in favor.
 21 (All aye.)
 22 MR. MCINTYRE: Okay, it's approved.
 23 Good luck and thank you.
 24 MR. IANNACITO: Thank you. Have a
 25 nice night.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 1/3/2019
 2 THE CHAIRPERSON: I would like to make
 3 a motion to close the Architectural Review
 4 Board meeting for January 3rd, 2019.
 5 MR. MCINTYRE: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 1/3/2019
2 C E R T I F I C A T I O N
3

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

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

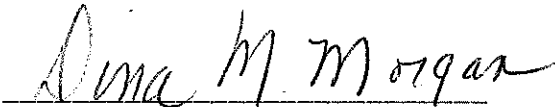
11 That the above transcript was taken from
12 a videotape of the actual hearing. I was not
13 present for such hearing. The videotape was
14 taken and transcribed by me to the best of my
15 ability.

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 13th day of February, 2019.

22

23



24

DINA M. MORGAN
Court Reporter

25

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 1/3/2019
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DINA M. MORGAN, REPORTER