TOWN CLERK
EASTCHESTER, N.Y.

ARCHITECTURAL REVIEW BOARD MEETING
JANUARY 3, 2019

HELD AT: Eastchester Town Hall
40 Mill Road
Rye Brook, New York 10573
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

LINDA RAFFIANI, CHAIRPERSON
EVERIL McINTYRE, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

TOWN CLERK'S OFFICE IN ATTENDANCE:

MARGARET DUFFY, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

EASTCHESTER, NY
FEB. 4, 2019
Dina M. Morgan, Reporter
25 Colonial Rd
Bronxville, New York 10708
(914) 660-8503

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

(Whereupon the Pledge of Allegiance was said.)

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

M.S. UHLE: Sure. Carlos Garcia-Bou is not here. He may come shortly. Enda McIntyre.

M.R. McINTYRE: Here.

M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

M.S. UHLE: Jennifer Nemecek.

M.S. NEMECEK: Here.

M.S. UHLE: Silvio Luca.

M.R. LUCA: Here.

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

M.S. UHLE: You would be able to do the March 1st.

M.R. McINTYRE: November 1st.

M.S. UHLE: No, we're looking all the

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

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

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

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

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

THE CHAIRPERSON: Yes, please.

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

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

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

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

THE CHAIRPERSON: And the ramp?

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

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

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MR. FAUSTINI: Yes. We have one restroom and just a rear vestibule area here for the retail store.

THE CHAIRPERSON: And that's where the ramp leads?

MR. FAUSTINI: Yes. It would take you through the rear entrance into the main retail area.

MS. UHLE: It's not a public hearing.

THE CHAIRPERSON: It's not?

MS. UHLE: It's not a public hearing, no. You could ask for comments if you want, but it's not formally a public hearing. It wasn't noticed as a public hearing.

THE CHAIRPERSON: Okay. Is there anyone here who would like to have any questions or comments about this application?

(No comments.)

THE CHAIRPERSON: Any questions or comments from the board?

(No comments.)

MS. NEMECEK: I just want to make sure I have something correct. The ornamental fence will be 5 foot 6 inches from the facade of the building.

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building?

MR. FAUSTINI: At the front of the building? I'm sorry, did you mean at the front of the building?

MS. NEMECEK: Yes.

MR. FAUSTINI: It extends 5 feet past the front facade. It is approximately 8 feet wide, and it is, I believe, 4 feet tall. Let me just flip to that page. Yes, 4 feet tall.

It really is there to define just the residential entrance.

MS. NEMECEK: Right. Do you think it would be better served to have it the same distance from the building, the 3 foot distance that you have your canopy?

MR. FAUSTINI: I --

MS. NEMECEK: Because it seems to jut out into the sidewalk a bit. You're kind of narrowing pedestrian access.

MR. FAUSTINI: I mean, I wouldn't be opposed to it. We do have a 10 foot setback here.

MS. NEMECEK: You're narrowing the passing pedestrians, but you're also making it

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1 to place it. I mean, we could place it in this
general area here, but it would be a small box,
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
to consider.
10 MR. FAUSTINI: Sure.
11 MS. UHLE: I just want to clarify one
12 of Jennifer's comments. You were suggesting
13 that the little fence detail either be
14 eliminated altogether or extend only 3 feet
15 from the building and then shorter than 4 feet
16 as well?
17 MS. NEMECEK: Right. The better one
18 would be eliminating it.
19 MS. UHLE: Okay. She thought the
20 ideal scenario would be eliminating the fence
21 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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1 into it. I think it better that there be
something there because you don't want people
walking into that.

5 MR. LUCA: The brackets are 7 feet off
the grade?
6 MR. FAUSTINI: It is close to 7 feet
above, yes. We could bring it to 6 foot 8 so
9 it doesn't pose an ADA issue.
10 THE CHAIRPERSON: Up to the bottom of the
11 bracket would be --
12 MR. FAUSTINI: It's just over 6 feet
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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1 agree with totally eliminating it, my personal
opinion.
4 MR. LUCA: I agree.
5 MR. MCINTYRE: I do think it gives it
some --
7 THE CHAIRPERSON: Definition?
8 MR. MCINTYRE: And sort of
9 architectural merit in terms of the front
elevation. It's a very, very nice building,
and I think the addition of this wrought iron
and standing seam copper I certainly think
enhances that, and with subtle lighting over
the door number, I think that's all going to
add to the sort of aesthetic quality. I'm not
sure totally eliminating the two sort of side
sort of pilasters or ornamental, in my opinion,
is the best thing. I think pulling them back,
certainly. Eliminating them, I'm not sure I
would agree with that.

21 MR. FAUSTINI: Perhaps if I just
brought them back, as you were saying, like in
the middle basically, 30 inches.
24 MR. MCINTYRE: Right. Then I think it
defines the entrance and it gives it some sort
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1 of ornate, you know, enhancement in terms of
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 just
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 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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1 Road, along to the Planning Board with a
2 recommendation of approval with the
3 aforementioned conditions.
4
5 MR. FAUSTINI: Thank you.
6 MS. NEMECZK: 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
14 MR. HAYNES: Good evening, ladies and
gentlemen of the board. My name is Tom Haynes
from Haynes Architecture. Happy new year to
you all, first and foremost.
15
16 Tonight I'm presenting an application
17 in front of you, which is 69 Lake Shore Drive,
18 which we are proposing interior alterations and
19 proposed exterior additions to the left side
20 while facing the front, the right side, and the
21 actual front itself. We're pulling out a front
22 entrance and a portico.
23
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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1 we have a site plan indicating the hatched
2 areas for the three additions that I spoke of,
3 the center central portion of the house which
4 is hatched, just indicates the area of interior
5 alterations. Essentially it's a full gut on
6 the interior. Towards the left hand side while
7 facing the front, we're proposing an attached
8 garage at the grade level, and we're
9 reconfiguring the master bedroom and other
10 bedrooms that are up on that level currently.
11 Towards the front here, we are proposing, as I
12 just mentioned, extending a double head
13 entrance towards the front -- well, not quite a
14 double head entrance but more of a cathedral
15 scenario with a portico and new platform to the
16 front. On the right side is going to be a one
17 story addition which will house a family room,
18 and that will tie in with the rest of the
19 house.
20
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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1 neighborhood. On the site map here the center
2 area there, that's actually the subject
3 property and it's location with the corner of
4 Wildwood Road and Lake Shore Drive.
5
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
15 On the last page of your handout is on
16 inspiration photo, which will give you a better
17 idea of the colors, the brick, and the roofing
18 materials. Essentially, that house will -- the
19 brick we're proposing before you is actually
20 going to match that exact brick in that photo,
21 as well as the color of the trim for the
22 windows, which is sort of like a beige/taupe
23 type color. The windows we're proposing will
24 be the same as with, like a taupe window on the
25 exterior, and the roof itself is like a

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20

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1 materials here tonight for you. The brick
2 sample that I have tonight is, to be honest,
3 not quite the best example because it does
4 appear a little dirty. It would be more
5 whitewashed than this similar to the photo, as
6 you can see there. I have also a stucco sample
7 here. So this color, which I could pass this
8 out in a moment, is the color stucco, which is
9 a limestone for California Stucco Systems that
10 we're thinking of using. If you need, on
11 either side of the front entrance we are
12 proposing wall sconces, which I do have a
13 photograph here as well if you need any more
14 detail.
15
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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calling out and sort of glorifying the front entrance a little bit, and in turn stepping this back to give prominence to the main portion of the house and the front entrance. As you can see around all the windows and doors, we're going to do like a Dryvit with a stucco finish over that. Again, the color would be similar to -- it actually would be this example of this California stucco here, and all of the trim pieces would be actually colored the same, as we're proposing right now. The garage doors are going to be changed to appear as such in this elevation, and on the very right-hand side, as I mentioned earlier, we have a double window facing towards the front with a gable over that to sort of tie that back into the main entrance. The elevation on the top shows the existing front elevation and the bottom is the proposed. As we move around, the next page here shows the proposed rear elevation. Again, you could see either side the additions there and the section of new roof in the middle tying them together. The top elevation shows the

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

I would be happy to answer any questions.

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

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

MR. LUCA: Painted brown?

MR. HAYNES: No, I believe --

MR. LUCA: I mean a mahogany.

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

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THE CHAIRPERSON: I know the left side

elevation --

MR. HAYNES: Oh, you know what, I'm

sorry, yes, that piece I believe is an

addition. It was added on after. That fronts

the other street.

THE CHAIRPERSON: I don't know, the

home looks like it has additions or an addition

on it to start out with, and this doesn't seem

to smooth it out. It doesn't seem to, I don't

know, pull it together in some way. I mean,

I'm glad you got rid of that wing up there on

the left side, but --

MR. MCINTYRE: I do see where you've

made an effort to sort of reduce the

elongatedness of kind of pulling it left and

pulling it right.

Just sort of a couple of minor

comments and maybe you can sort of clarify. I

guess in the two bedrooms, bedroom number 1

primarily because it's sort of front elevation,

you have that --

MR. HAYNES: The Juliet?

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MR. MCINTYRE: Is that a sort of

client's request? Were you looking to have

sort of open doors? There's really no balcony

there per se; right?

MR. HAYNES: No. It would be sort of

ejuliet type balcony. It actually was a

request of the owner's daughter who would be

living in that room.

MR. MCINTYRE: Just in terms of

furniture layout, like where is the bed going

to go?

MR. HAYNES: The bed would be on the

wall to the right, which would back up to the

bathroom.

MR. MCINTYRE: So there would be ample

room when the doors would be open?

MR. HAYNES: Yes.

MR. MCINTYRE: Likewise, I guess in

the master bedroom it's similar sort of --

MR. HAYNES: Correct. We needed to

sort of dress up that left side there because

it was a street as well. We did, again, the

best we could to balance what was downstairs

and the proposed doors and just sort of dress

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

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

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

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

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

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

MR. HAYNES: Correct.

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

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just this section kind of where the gable is, just to bring that gable out?

MR. LUCA: No, the wall.

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

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

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

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

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garage and the window above.

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

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

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

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

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

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

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maximum. That's why it's actually kicked in the way it is.

MR. MCINTYRE: Okay. That would be prohibitive in terms of flipping the back.

MR. HAYNES: Like I said, I mean, we could certainly take those French doors and slide them all the way over, you know, 4 or 6 inches from the actually bathroom wall, and the bathroom is 5 foot 6 inches wide so we could reduce that down closer to 5 feet, so we could probably pick up at least another 14 inches or so if we slide that over. I don't think that the owner would have a problem with that.

THE CHAIRPERSON: I think it would help.

MR. MCINTYRE: So I guess the garage works where you just drive in through the 9 foot opening, and then the space to the right, the 6 foot 1 on the right, that's kind of dead space?

MR. HAYNES: In the --

MR. HAYNES: Garage number 1.

MR. HAYNES: Correct. As I mentioned.

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we have the flexibility to shift that over, again, if we wanted to move the French doors in the bedroom.

MR. MCINTYRE: Well, I think one has got to relate to the other.

MS. UHLE: Do you want to open the public hearing?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: I would like to open for a public hearing, Application 18-47, 69 Lake Shore Drive. Is there anyone here from the public that would like to address this application? Any questions?

(No comments.)

THE CHAIRPERSON: I opened it but nobody seconded it.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Make a motion to close Application 18-47.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

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about 18 inches, did you say, Silvio? The wall that's projecting out, how far did you say? It doesn't matter but just project out.

MR. LUCA: I could show you on paper.

MS. UHLE: On the left side, it was recommended that the gable, garage doors, and French doors be centered on that wall, and then that the oval window at the highest gable be raised up about a foot.

MR. LUCA: Divided lights on the transom.

MS. UHLE: I mentioned that.

THE CHAIRPERSON: Are we ready to send it along with those recommendations? Are you okay with that?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: Before I make the recommendation, I would like to request that when you do come before the Planning Board, that you have something in 3D. I think in this application it would really, really help, a 3D thing. It really helps to see the ins and outs. A lot of these elevations it's kind of hard to see. Even in the back. It's just

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difficult with all these different layers.
That being said, I would like to
recommend Application 18-47 for 69 Lake Shore
Drive along to the Planning Board with a
recommendation of approval with the
aforementioned modifications, and the request
that you do a 3D for them to see.

MR. HAYNES: For the Planning Board?
THE CHAIRPERSON: When you go to the
Planning Board. All in favor.
(All aye.)
THE CHAIRPERSON: Thank you. Next up
is Application 18-48, 103 Clarence Road.
MR. HAYNES: Hello, again. Thomas
Haynes from Haynes Architecture presenting an
application in front of you this evening for
103 Clarence Road on behalf of my client who is
present if you have any questions later.
So for this application we are
proposing interior alterations as well, and we
are proposing a second floor addition.
Currently, the existing house is a Cape Cod
style house that we are proposing a second
story addition to give it the colonial look and

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

We do have another oval decorative
window in the center here at the second floor,
and we’re going for a symmetrical balance here
with the double windows at the second floor on
either said and bay windows located below. The

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MR. HAYNES: From the existing?

THE CHAIRPERSON: Yes.

MR. HAYNES: 6 or 7 feet.

THE CHAIRPERSON: I'm sorry.

MR. HAYNES: I believe it's 6 or 7 feet.

THE CHAIRPERSON: Okay. Any questions or comments, guys? No? Enda?

MR. MCINTYRE: No.

MR. LUCA: I think the garage door should be more of a barn style garage door aesthetically, if you know what I mean.

MR. HAYNES: The garage door is existing.

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Application 18-48 located the at 103 Clarence Road on to the Planning Board with those couple of comments addressed as part of that next application. Very good. Thank you very much.

THE CHAIRPERSON: Last but not least this evening, Application 18-49, 151 Overhill Road.

MR. IANNACITO: Good evening and happy new year to everyone. My name is John Iannacito, I'm an architect, and I'm representing Mr. Joe Forgione this evening, the owner of the subject property. We are proposing additions and alterations to the existing single family residence located at 151 Overhill Road.

The proposed scope of work -- I think I'll come over to the drawing and point it out. So we've got a two story addition and a covered porch at the front of the existing residence. The two story addition is highlighted here on the site plan. We're also proposing a one story addition at the rear of the existing residence, which is highlighted here. We're proposing first floor interior alterations, and

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a second story addition over the existing footprint.

I'll quickly go through the plans.

Here we have the existing and proposed first floor plan. The proposed addition at the first floor here will consist of an expansion of the existing garage towards the front of the property. Here is the proposed covered porch.

At the rear, the one story addition will provide a better access to the existing family room that was constructed a few years back.

Then the interior alterations will consist of a new master suite, dining room, and kitchen.

The proposed second story will consist of three new bedrooms and two new bathrooms and a double height living space. So the living room will be a double height space coming from the foyer, a set of stairs, and look down into a sitting area on the second story.

Here we have the front elevation showing the two story addition with the garage bump out, new enclosed front porch, the railing above, and a second story addition over the remainder of the house.

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Here's the existing front elevation, the proposed, and then on the side the existing and proposed showing the two story addition over the front portion of the residence, and the existing family room space is a one story space at the rear.

At the rear of the house, we have the second story addition above the existing footprint, the one story addition, kitchen expansion, and the existing one story addition will remain as it is.

Then from the side, two story addition over the existing portion of the house and beyond we have the one story bump out for the kitchen and the one story existing family room.

Here's a rendering of the front facade showing the proposed exterior materials. So the new materials will be on the wall surfaces will have a HardiePlank lap siding in an arctic white finish. The brick veneer along the base will match existing and be painted white. So there will be some brick that remains and some new brick, and then everything gets painted white. The roof surfaces over the main portion

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1. Eastchester Arb - 1/3/2019
2. (All aye.)
3. Mr. McIntyre: Okay. So the public hearing is now closed. Any further comments?
4. The Chairperson: I'm curious about the choice of vinyl on the windows and maybe not fiberglass.
5. Mr. Iannacito: It's a vinyl clad, Andersen 400 Series, so it's a rigid vinyl.
6. It's similar to an AZEK.
7. Mr. Luca: It doesn't read like vinyl?
8. The Chairperson: Any other comments, questions?
9. Mr. Luca: I just wish I could use that balcony.
10. Mr. Iannacito: To come out in the front?
11. Mr. Luca: Yes.
12. Mr. Iannacito: They might be able to get out onto the back one, the one above the kitchen.
13. Mr. McIntyre: What's the roofing material proposed on that?
14. Mr. Iannacito: It's just going to be a membrane.

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1. Eastchester Arb - 1/3/2019
2. Mr. McIntyre: A membrane?
3. Mr. Iannacito: Yes.
4. Mr. McIntyre: Again, not that I would expect you to put it on this rendering, which is very helpful, but I guess in some of the bathrooms there will be just some --
5. Mr. Iannacito: Vent stacks?
6. Mr. McIntyre: Through the roof venting.
7. Mr. Iannacito: Yes. We'll try to keep them towards the back of house so you don't see them at the front.
8. Mr. McIntyre: Right, but I think you've got that bathroom off bedroom number 4, which is at the front, so I'm assuming that's going to be vented at the front; right?
9. Mr. Iannacito: It's on the second floor; right?
10. Mr. McIntyre: Yes.
11. Mr. Iannacito: Yes, unless we could get up into the attic and take it further back.
12. Mr. McIntyre: Listen, I think --
13. Mr. Iannacito: We could also tuck it in behind the chimney.

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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 13th day of February, 2019.

DINA M. MORGAN
Court Reporter

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