EASTCHESTER ARB - 10/4/18

THE CHAIRPERSON: Good evening, everyone. Welcome to the ARB meeting for October 4th, 2018. If you would all please stand for the Pledge of Allegiance.

(Ms. Uhle) Whereupon the Pledge of Allegiance was said.

THE CHAIRPERSON: Begin with the roll call, Margaret.

M.S. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

M.S. UHLE: Jennifer Nemeczek.

M.S. UHLE: Present.

M.S. UHLE: Silvio Luca.

M.R. LUCA: Present.

M.S. UHLE: Carlos Garcia-Bou and Enda McIntyre are not able to make it this evening.

THE CHAIRPERSON: Thank you, Margaret. We can't approve the minutes either, right, because the last one - I know all the other ones we weren't able to do.

M.S. UHLE: You could actually do the April 5th.

THE CHAIRPERSON: Approve those minutes?
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there's a red line here -- I'm not sure if you could see it -- that represents the area of building footprint expansion on that side of the building. On the other side, this red line represents the building footprint, expansion. The blue lines in each case represent patio expansion. So the actual increase in square footage of the building is not significant, that's not the main goal. The cart barn almost duplicates the footprint of the -- the golf services building almost duplicates the footprint of the existing building.

I'll just keep going. If you have questions, obviously I'll stop. I'll go through this very quickly. This is not the main focus of our being here. This is the main floor of the clubhouse, main enhancements, primary enhancements are in the member area cart dining area and the creation of a new terrace bar on this side. The interior of the rest of the space is being reconfigured and upgraded, but essentially the program areas are remaining the same.

On the basement level, this really is

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completely a service level. There will be expanded basement space under new construction, but it remains completely as a service level.

On the second floor -- so I started on the main floor, went down, and I'm up now to the second floor. Locker rooms remain in place, men and women. There is a roof deck, which will be -- there's a roof there now which will be used as a roof deck over the expanded bar terrace room, and this is a new men's lounge space that is being built over the roof of the grill room. That is new space.

Finally, third floor is housing, bedrooms. The footprint of that space is remaining unchanged, but the interior layout is being changed to yield more gracious rooms.

The rooms are tiny and they're under low roofs with dormers, so we're moving the corridor and creating fewer rooms but larger rooms.

Quickly, if you're familiar with the style of this building, these are elevations.

Our overall goal here is to try to take advantage of what we think is best about the architecture of this building. It's not a

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1 become a bar terrace, we're expanding the
2 patios, and we will now use this space as a
3 roof deck. Now it's just an unoccupied, unused
4 roof. This is now the proposed rendering of
5 that elevation, that facade. See, we're sort
6 of recreating the imagery of the grill room but
7 it's a little more formal on this side. You
8 could see these two sort of towers here that
9 are the same as in the original building, then
10 obviously we had to create a railing here to
11 protect that roof deck and a stair down. So
12 this isn't just unrelied stucco, we're making
13 these patio walls fieldstone.
14 I think that's a quick walk through
15 the clubhouse. I'll pause before we go to the
16 golf services building for questions.
17 THE CHAIRPERSON: Any questions on
18 that so far?
19 (No questions.)
20 THE CHAIRPERSON: Okay. You can go
21 ahead.
22 MR. ROGERS: As I mentioned, this
23 building is new out of the ground. This is the
24 footprint of the existing cart barn, so the
25
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1 here, this will be bag storage and this is
2 essentially occupying the same space. This is
3 the main floor, the entry level. Pro shop
4 facing the putting green, which then, in turn,
5 is opposite the grill room and the rest of the
6 clubhouse. Pro shop here connected to three
7 golf training bays and a small indoor putting
8 green. We do a lot of work for golf and
9 country clubs, and year round golf training
10 facilities are now something that clubs are
11 routinely trying to create for more year round
12 use of their facilities. So this is the main
13 level.
14 We go down, this is the cart storage
15 area, a ramp up here and here, elevator in the
16 building, and the rest of this is really
17 service. We have a rock issue at that end of
18 the building, so it's unexcavated there, and
19 that's under the pro shop.
20 Top level, fitness. This view out
21 this side is over the golf practice facility.
22 This is toward the parking lot, so we've loaded
23 all the support services of the building on
24 this side looking out of over parking. This
25
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THE CHAIRPERSON: Go ahead, materials.
We're interested.
MR. ROGERS: Okay.
MR. ERICSON: Hi.
THE CHAIRPERSON: Hello.
MR. ERICSON: So the materials of the exterior of the building remain generally the same. They get upgraded in quality, though. Right now there's vinyl siding, which we're replacing with a fiber cement product. This one is shown kind of with some faux wood grain. We would actually use one that would be unfinished, would not have the grain on it. I do have a sample of that but it's not finished, so we would want that to be finished white, that's why I'm showing you this version. We do have some existing stucco on the older portion of the building. It would be a typical stucco application, not an EIFS or something like that. The roofing would be asphalt shingles, typical 40 year product, and it would match the same as the existing, although we're replacing all of it. The lighting on the project, both post lights and sconces, would be of the same

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quality that exists today but upgraded, LED's and three candelabra. The trim will be a composite trim, AZEK or something like that, but we would keep the same historical profiles around the entire building. In some of the renderings you saw, there were some very deep profiles, and we tried to match them the best we can. At the top of the parapet, we would have metal coping in gray as it is today, just replacing that. Our windows would be upgraded. They would be an aluminum clad wood interior, and they would be green, similar to how they're painted today, but again, would be clad on the exterior. There is one awning, so we would replace it with a similar type of awning system, a little bit easier to use and maintain but similar color fabric and same kind of quality. We are looking to replace existing wood railing with a composite railing system over at the men's lounge area, again, higher quality, easier maintenance. We do have some rooftop enclosures where we're putting the new roof deck to enclose some rooftop units, so that would be a composite type system with a

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gate and everything else, but the gates would be kept to areas that you wouldn't see from the ground or the golf course or the street. We have some wrought iron railings, so we would replace them with some nice details on them, rounded spindles and balustrades. As mentioned, we have some areas of stucco that are being replaced on the lower terraces, terrace walls, but then we would also introduce some fieldstone. I do have a sample of it if you would like to see. I provided a picture of the existing. It's mostly granite, small blocks, and we tried to replicate that as well to blend with the current style.

THE CHAIRPERSON: On the lighting I noticed that you said LED, do you know what kind of lumens?
MR. ERICSON: We do have a lumen calculation that I believe was included in the submission.
THE CHAIRPERSON: All right. In general, are you going for like a warm kind of light?
MR. ERICSON: Yes.

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THE CHAIRPERSON: I mean, something that doesn't something look obviously blue LED kind of.
MR. ERICSON: I know they're only 11 watts. I know it's a warmer watt.
THE CHAIRPERSON: Also, on the awning, in Eastchester it's required that it be fire resist. I don't know if that's indicated here or not, I didn't look, but just make sure you know that.
MR. ERICSON: Absolutely.
THE CHAIRPERSON: I don't know if there was any other question. On the roofs, since you are replacing the whole thing anyway, but I know it's really big, did you consider perhaps a simulated slate roof?
MR. ERICSON: Yes. There is one area of slate, and we did talk about it a bit. We even looked into replacing the slate at one point, but so much of it is really deteriorated that we would have to replace the whole thing. We would still look into a faux slate. I don't know, Jim, if you want to --
MR. ROGERS: I know a lot of people

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2. Don't agree with me, my personal preference is
3. for a heavy asphalt shingle with some profile.
4. Not something that's meant to look like wood or
5. anything.
6. The other thing is, these roofs are,
7. A, so steep, and, B, they're three floors up
8. that they're really not a feature visually of
9. the building I would say. They're very sort of
10. out of view.
12. Mr. Rogers: Yes.
14. Any other questions?
15. (No questions.)
16. The Chairperson: I think in general
17. it does look good, and it does kind of seem to
18. do what you're trying to do, which is make it a
19. little bit more cohesive as a whole building.
21. The Chairperson: I don't think it
22. impinges on anything in the neighborhood in any
23. way. I'm sure whatever you're doing is what's
24. being asked from the board, from the members
25. I'm sure.

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2. Any other comments or questions?
3. (No comments or questions.)
4. The Chairperson: We should open it up
5. to the public hearing. I would like to open
6. Application 18-20 for the public hearing.
8. The Chairperson: All in favor.
9. (All aye.)
10. The Chairperson: Anyone here from the
11. audience that wants to get up and speak about
12. this application?
13. (No comments.)
14. The Chairperson: No. I make a motion
15. to close the public hearing for Application
16. 18-20.
18. The Chairperson: All in favor.
19. (All aye.)
20. The Chairperson: All right.
21. Margaret, I believe that we're --
22. Ms. Uhle: You're going to make a
23. motion to refer it to the Planning Board with a
24. recommendation to approve as submitted.
25. The Chairperson: Yes, what she said.

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2. All in favor.
3. (All aye.)
4. The Chairperson: You're on to the
5. Planning Board.
6. Mr. Rogers: Thank you very much.
7. Mr. Ericson: Thank you very much.
8. The Chairperson: Maybe the only thing
9. you could change is that one white sample if
10. you could get the right one. Other than that,
11. I think you're good.
12. Up next is Application 18-22, 11 Mill
13. Road. Good evening.
14. Mr. Faustini: Good evening. My name
15. is Nick Faustini, I'm an architect. We are
16. working on the building across the street.
17. It's 11 Mill Road. It's a four story, mixed
18. use building. It has two retail storefronts at
19. the ground level. The second floor currently
20. has two office spaces, which we propose to
21. convert to dwelling units, so there will be two
22. dwelling units on the second floor. The third
23. and fourth floors also have dwelling units. In
24. total, there are currently -- forgive me --
25. there's two offices, two retail spaces, and

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give them accessible access. This addition will also -- I'm just going to flip the page so you could see the floor plans. So this is the 150 square foot addition. There is an existing one story addition on the back, which will remain, and we're just going to add this small area to it.

These are the existing floor plans, first floor level and second floor. These are the upper floors, existing building elevations, and our proposed work here. So you'll see there's a small ADA ramp that provides access to a rear entrance. We'll create a rear vestibule where the rear mailboxes will be, and also an interior refuse storage area so all the garage will be kept inside. We're also creating a rear set of stairs to the basement. There is one now, but it's very small and delapidated so we're just going to give it a new access point.

We're also going to repair the stairs at the side of the building that provide access to the retail storefront number 2. At the same time, the building currently does not have a

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is where you'll see the new rear entrance, mansard roof, and the existing addition roof will remain. This is just the back.

THE CHAIRPERSON: So the apartments are walk up; right?

MR. FAUSTINI: Yes, they're all walk up.

THE CHAIRPERSON: The stair to the back, that's access to storage for the apartments or storage for the retail?

MR. FAUSTINI: It's storage for all of the units, so both the retail and the apartments. I'll just flip back to the basement plan. They're just small storage rooms. There are just several small storage rooms, there's an existing mechanical room, and just a larger unfinished basement area. This is access from the rear stair from the parking area down, and there is also another stair that brings you to the front of the building.

THE CHAIRPERSON: So above the dormers on the front, is that copper on those?

MR. FAUSTINI: The existing dormers?

THE CHAIRPERSON: Yes.

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HVAC. It's boiler system, so they do have heat but no air conditioning. We are proposing split system AC units, and we needed a place to actually install the units, so we're proposing the roof of this addition for those units to be installed on. What we've done on the exterior elevation is try to mimic the existing mansard roof of the building. This is the existing building with the mansard roof and what you'll see, this is a side view from the parking lot, we created a small mansard roof to hide the units that are beyond the roof of the addition. They'll be six units, small split system compressors, and they'll be screened from view by this roof. The roof will be finished with slate similar to the rest of the building. It's actually in process all the slate is being replaced currently, so this new roof will have the same slate to match and will be finished also will brick to match the rest of the building.

Then I'll just show you the other view. This is the view -- it's a corner lot, so this is the other side street view and this

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MR. FAUSTINI: Yes. They actually have replaced those already, so there are copper roofing coverings over them now.

THE CHAIRPERSON: So they are replacing it with --

MR. FAUSTINI: With copper.

THE CHAIRPERSON: It looked a little different, the facade; is it the same or did they alter it in some way?

MR. FAUSTINI: I believe they're altering it currently now, but it will be finished to match. It was previously siding, I believe, at some point, and it will be basically just a solid surface. It will be a dark bronze color, as it was before. They're actually altering it as part of the roof project.

THE CHAIRPERSON: They're altering the shape of them or?

MR. FAUSTINI: No, not the shape, just the finish. It was a siding there before.

MR. LUCA: AZEK?

MR. FAUSTINI: Yes, it will be AZEK.

MS. NEMECZEK: The purpose of the ADA

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access in the back, that's just to accommodate
the retail at the bottom?

MR. FAUSTINI: Yes. Unfortunately, it
won't give us access to the upper units, but
it's also a building code requirement.

MS. UHLE: Do you have any details of
the front entry feature, the steel awning?

MR. FAUSTINI: Yes. I wasn't sure if
that fell under signage, canopy, or if that's
part of this. There's a small awning over the
two front entrance. Currently, there's, I believe,
a fabric awning that will be taken down, and we
propose a wrought iron metal frame, ornamental
frame that's secured to the building and
finished with copper on top. It's small. It
only projects 3 feet away from the building.

It has buttresses on the side. You could see
it in a little bit more detail on the side
elevation. We also are trying to somewhat
frame the residential entrance point by just
creating like these two small pedestals and a
little fence that just connects to it. I'll
show you that on the first floor plan. It's
really quite simple. This is the retail store

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entrance for number 1, number 2, and the
residential entrance is right in the middle
with small fencing and wrought iron pedestals.

THE CHAIRPERSON: Was that always the
second floor entrance there -- I mean the
apartment entrance there?

MR. FAUSTINI: Yes.

THE CHAIRPERSON: Residential
entrance?

MR. FAUSTINI: All of these doors are
existing. There's actually another door on the
interior that allows you access for the retail
store. There aren't any ramps today. We're
proposing the ramps as part of this project.
We were just trying to create a little bit of a
different feeling just for the residents as
opposed to the patrons that are visiting the
retail stores. It's just painted black wrought
iron ornamental.

THE CHAIRPERSON: You said that the
roofs are being done in slate?

MR. FAUSTINI: Yes. The entire
mansard roof of the building is being replaced
in slate.

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the building here, so that really detracts from
the front view when you're on the street.
MS. NEMECEK: So it might detract from
that a little bit too.
MR. FAUSTINI: Yes.
MS. NEMECEK: Is there going to be a
light in that kind of portico area where the
residential --
MR. FAUSTINI: Yes.
MS. NEMECEK: Okay. Do you know what
kind of light you're going to use there?
MR. FAUSTINI: There would just be a
light that's at the top here. It would just be
like a surface like hanging pendant
potentially. I haven't selected a light
fixture yet.
THE CHAIRPERSON: Silvio, anything?
MR. LUCA: No.
THE CHAIRPERSON: I would like to make
a motion to open Application 18-22, 11 Mill
Road, for the public hearing.
MS. NEMECEK: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
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THE CHAIRPERSON: Anybody here?
(No comments.)
THE CHAIRPERSON: Again, no. I make a
motion to close the public hearing for
Application 18-22, 11 Mill Road.
MS. NEMECEK: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: So are there any
other comments or questions?
(No comments or questions.)
THE CHAIRPERSON: So it goes along to
the Planning Board, yes?
MS. UHLE: Yes.
THE CHAIRPERSON: I would like to make
a motion to send it along to the Planning Board
with the stipulation that you could bring that
photo of the filigree so that that's a little
bit more visible and understandable in context,
and any light fixtures if they are going on the
facade, include those, include cuts of them as
well. Usually they come to the sign committee
if they're being added to the building later
for a sign, but being that this is building and
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you're coming for the facade, you should
include the lighting that's going to be there.
MR. FAUSTINI: Okay.
THE CHAIRPERSON: That's it then.
MS. UHLE: Yes. Depending on what
happens at the Planning Board, you may still
want them to come to the Sign Committee, I
think, especially for the front awning and the
lighting. Maybe have a little more specifics
for the Planning Board, but you'll still go to
the sign committee as well.
MR. FAUSTINI: Okay.
MS. UHLE: I will have to say because
the work is being done on the building right
now to re-point the brick and replace the roof,
we have a lot of interest in what's going on.
People are very excited something is happening
to that building.
THE CHAIRPERSON: It is a beautiful
building.
MS. UHLE: I think everyone
appreciates that you're replacing the slate
roof and simply re-pointing the brick, and
getting rid of the AC units. It will be a big
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improvement there.
MR. FAUSTINI: Thank you.
THE CHAIRPERSON: Thank you very much.
MS. UHLE: I think you referred it?
THE CHAIRPERSON: I don't know. Did
we second and all in favor?
MS. UHLE: Maybe do it again.
THE CHAIRPERSON: I make a motion to
pass Application 18-22 along to the Planning
Board with the aforementioned stipulations.
MS. NEMECEK: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Very good. Thank
you.
Next application is Application 18-38,
5 Lieb Place. Good evening.
MR. NAKOS: Good evening, members of
the board. My name is Niko Nakos. I'm the
architect. I'm also here with Mr. and Mrs.
Jimenez, the clients and owners of the
property.
What we're looking to do is create a
addition to the second story of this existing
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structure, staying within the original
footprint of the home. Not expanding outside,
not disturbing any of the topography or the
landscaping. Can you hear me alright or should
I take the microphone?

THE CHAIRPERSON: If you move over,
definitely grab the mic.

MR. NAKOS: I think as we looked at
this project, we really approached it from a
standpoint of integrating as much of the
original house with the dormer appeal and a
look and not creating just a second volume on
top of a volume so that it looked like a
stacked cake. We wanted to integrate the
dormers within the roof lines. We used the
existing roof line of the garage, extended it
up only 2 feet to the minimum that we needed,
and then created these dormers to replicate the
existing style dormer as well. If you look at
page 7 of the booklet, you could see some
project existing images. The existing house
had three dormers and a covered porch. We’ve
retained the covered porch. We’re rebuilding
the landing of that porch in the same size.

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second floor in this remodel. As you can see,
we also kept some of the initial metal work.
There’s a little bit of metal roof over this
element, which we would like to pull into the
addition, and we created this larger dormer on
the front that’s situated within the garage.
The front of the house is actually over the
existing setback, but we pulled our addition
within the setback to be respectful of the new
setbacks and the regulations. We created four
bedrooms upstairs with a shared bathroom and an
on-suite and a laundry area centralized here.
We kept our roof lines low to keep in
character with the neighborhood. There’s a lot
of renovation and a lot of additions going on
in the neighborhood currently. We saw a lot of
steeper roofs, a lot of kind of boxes on top of
boxes, like I had mentioned. We really wanted
to keep the charm and warmth of the home,
especially as it wraps around the corner of the
property, there’s a certain scale to that
element that we were trying to preserve as
well.

This is our front and garage side.

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the slate, and the siding will be -- we have
some samples. The siding will be a shingle,
and then the trim will be a white composite.
The stone work that we're adding to the left
side in this element, will match the existing
stone work that's there to keep it that
architecture. Like I mentioned, the front
terrace, which is slate and bluestone, will
again be slate and bluestone to keep with the
existing character of the home.

THE CHAIRPERSON: And the windows?
MR. NAKOS: The windows are going to
be wood and clad, as they are currently, wood
interior with clad exterior. They'll be
Andersen A Series, the architectural series,
which match the thinner profiles that's
historic to that property.

MR. LUCA: An SDL?
MR. NAKOS: I'm sorry.
MR. LUCA: An SDL?
MR. NAKOS: An SDL, yes, sir.
MR. LUCA: What color?
MR. NAKOS: We haven't decided. Right
now, we're looking at some creams and some

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light grays.

THE CHAIRPERSON: The configuration,
is it six over one?
MR. NAKOS: It's six over one. The
house has a mixture of configurations. There's
some six over one, there's some six over six,
you could see some elements have no light cuts
at all. So we wanted to go through and kind of
get a consistency of language with the six over
one that we're using.

THE CHAIRPERSON: And you're replacing
all the windows?
MR. NAKOS: Correct, and they'll all
be traditional double-hung.
MR. LUCA: And the existing slate roof
is remaining?

MR. NAKOS: The existing slate roof in
this element will be remaining, and then we're
going to continue that same genre in the
addition as well.

MR. LUCA: Isn't the roof line where
the three dormers are remaining, just two
dormers are getting added and three are being
removed?

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MR. NAKOS: Correct.
MR. LUCA: That roof is not changing;
correct?
MR. NAKOS: Correct.
MR. LUCA: You're just extending the
roof of the garage?
MR. NAKOS: Correct, and adding that
dormer element over the garage.
MR. LUCA: It would be in your best
interest to try to save all of that slate.
MR. NAKOS: Of course. Absolutely.
MR. LUCA: Maybe just take it off the
back to extend --

MR. NAKOS: I was going to say --
MR. LUCA: -- Because you will never
match the slate.

MR. NAKOS: Right. The front all in
as much reclaimed as we can, and then the
backside that you see less, and then there's
one continuous roof in the newer slate.

THE CHAIRPERSON: It seems like there
may be some air conditioning units or
something; are you going to a central air?

MR. NAKOS: It's a central air system,

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yes.
THE CHAIRPERSON: Is it currently
central air?
MR. NAKOS: No. Currently there are
window units.
THE CHAIRPERSON: So they'll all be
gone?
MR. NAKOS: Correct.
THE CHAIRPERSON: And where are you
putting the air --

MR. NAKOS: Handlers? They'll be in
the back of the property. There's a walkout
and to the right there's actually a great
situated area. Right in this area there's a
fenced in gate, and they'll go on the inside of
that fence.

THE CHAIRPERSON: Is that indicated
anywhere here, like in the site plan or
anything?

MR. NAKOS: I don't believe they
indicated it on the site plan, but I could put
it on.

THE CHAIRPERSON: The Planning Board
is especially interested in that.

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MR. LUCA: I have a question.

MR. NAKOS: Yes.

MR. LUCA: The element that links the family room to the house, it looks like you have some kind of chimney in your drawings?

MR. NAKOS: Yes.

MR. LUCA: What is that?

MR. NAKOS: It's an existing chimney.

MR. LUCA: It is? On the left-hand side?

MR. NAKOS: Yes.

MR. LUCA: It that correct to scale?

MR. NAKOS: Yes. It's a gas unit that was retrofitted in afterwards.

MR. LUCA: That's stucco?

MR. NAKOS: No. It's metal.

MR. LUCA: That's going to remain?

MR. NAKOS: Correct. We could look at trimming it out.

MR. LUCA: Just scale wise it doesn't look correct.

MR. NAKOS: A little dainty on that.

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over the dormers?

MR. NAKOS: Correct.

MR. LUCA: Painted metal, copper?

MR. NAKOS: A copper. It's an interlocking copper system.

MR. LUCA: Not real copper?

MR. NAKOS: No, real copper.

MR. LUCA: Standing seam?

MR. NAKOS: Correct.

THE CHAIRPERSON: Well, we appreciate you using the slate, the copper, and keeping the character of that neighborhood. It's important.

MR. NAKOS: It's slipping, unfortunately.

MR. LUCA: I have to say, that's one of the nicest houses in the neighbor the way it exists right now. I drive past it every day.

MR. NAKOS: I think, unfortunately, over time it's weathered a bit. Really what we're looking to do is just bring some newer materials that will hold better but still keep a lot of the architecture. Like you said, I think Jimenez bought that property because of the character and how it's situated and how it's landscaped as well. In fact, in the back of the property I think -- what do you guys have, like a 60 foot Maple tree?

MS. JIMENEZ: Beech tree.

MR. NAKOS: Beech tree, yes, that literally shades and creates this beautiful canopy on the rear of the property. We wanted to be respectful of that and not extend the footprint because it wasn't necessary.

THE CHAIRPERSON: Open it to the public hearing? Any other comments or questions?

(No comments or questions.)

THE CHAIRPERSON: I would like to make a motion to open Application 18-38, 5 Lieb Place, for a public hearing.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: Anybody here? (No comments.)

THE CHAIRPERSON: No, again.

MR. NAKOS: Quite evening.

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THE CHAIRPERSON: I make a motion to close Application 18-38, 5 Lieb Place.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any other comments or questions?

(No comments or questions.)

MR. NAKOS: We also have the Affidavit of Mailing.

MS. UHLE: You could give it to Mr. King.

I think the only two comments were to add the AC units to the site plan and then consider boxing out the gas chimney.

THE CHAIRPERSON: Also, maybe the lighting on that all over, wherever you are proposing some lighting, and if there is a flood light over there, maybe that's not the answer. It doesn't sound like the rest of the house.

MR. NAKOS: I think we could definitely explore lighting.

THE CHAIRPERSON: Since you're doing...

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created within the dwelling that we are proposing. Overall, it will, in fact, you know, share characteristics with neighboring homes on that strip. Sort of mixed emotions going on, so we're trying to capture his desires, as well trying to fit it into the strip as well.

Overall in our design for the materials, the front elevation will consist of a real thin stone veneer, stucco around parts of the front and the side and rear elevation. All of the trim and accent is a white AZEK. The roofing is architectural shingle lifetime roof; it's a charcoal color, so sort of the darker black. The garage and front door are depicted as well.

As far as the site goes, the condensers are located in the rear of the dwelling. The -- what else is there? The lighting consistent basic throughout the residence. The garage has two sconce lighting on either side. The front door, there's a soffit lighting under the front portico and on the sides of the door, you just can't seem them...

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work there.

MR. NAKOS: Doing so much, yes.

THE CHAIRPERSON: Exactly. I would like to make a motion to move Application 18-38, 5 Lieb Place, along to the Planning Board with a recommendation of approval with the aforementioned conditions.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. NAKOS: Thank you very much.

THE CHAIRPERSON: Last but not least, Application 18-39, 663 White Plains Road.

MR. MAIORANO: Good evening, Board, Chair. My name is Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Tim Dumaj, we are proposing a new residence at 663 White Plains Road. Currently, the site is undeveloped. There are two trees in the rear of the property that will be removed for the proposed development. The owner does have very specific desires on the overall aesthetics and spaces...

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with the columns, the rear and side door as well. There are a mixture of different balconies in the house as well and in the design that's kind of specific intentions of the owner. There is also an attached landscape design by the landscape architect, which is in the pamphlet. Again, the two trees in the rear that will be removed and the proposed landscaping around the residence.

This is the street-scape of the home with the neighboring house to the right, and to the left is the side view of the home that's on the corner.

THE CHAIRPERSON: The garage door is?

MR. MAIORANO: The garage doors are Clopay multilayered with a composite overlay that has a dark wood grain finish to it. It will have that arch as well to accent some of the arches going on within the home, sort of that Mediterranean flare it has going.

THE CHAIRPERSON: I had a hard time figuring out those stairs downstairs, those side stairs; do they come from outside?

MR. MAIORANO: So over that covering...

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2 piece they just go -- this portion is covered,
3 so they go down to the basement. But they're
4 covered, so they're not like jogging out of the
5 house or anything. They're covered by the roof
6 and there's a covered porch and it goes down
7 into the basement.
8 THE CHAIRPERSON: Is there a door at
9 the bottom of the stairs?
10 MR. MAIORANO: So right here
11 underneath this roof. The rear elevation you
12 could see that portion coming down. I should
13 add it into the elevation to get an idea.
14 THE CHAIRPERSON: But it comes from
15 outside in; right? I'm sorry, I'm looking at
16 the first floor plan.
17 MR. MAIORANO: So from outside you
18 walk down the stairs, but they are covered by a
19 roof that's over this covered porch.
20 THE CHAIRPERSON: But this has a
21 separate entrance to the bottom floor from the
22 outside?
23 MR. MAIORANO: Yes.
24 MR. LUCA: There will be a finished
25 basement, I assume?
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2 MR. MAIORANO: Yes, opened finished
3 basement.
4 MR. LUCA: Second means of egress?
5 MR. MAIORANO: Exactly.
6 MR. LUCA: I have a couple of
7 questions.
8 THE CHAIRPERSON: Is it like a
9 mother/daughter or something?
10 MR. MAIORANO: No. By code you need
11 egress out of the basement. Instead of an area
12 way on the side of the house, it's sort of
13 built into it.
14 MS. UHLE: A separate apartment would
15 not be permitted. A mother/daughter would not
16 be permitted.
17 MR. MAIORANO: It looks funny because
18 it's not like a separate side areaway with a
19 retaining wall going down to the basement, it's
20 kind of built into the plan so it's not
21 sticking out. It also helps with, you know,
22 covering the drainage and everything where the
23 areaway is kind of covered from the elements.
24 THE CHAIRPERSON: Silvio.
25 MR. LUCA: The brackets, those are all
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would be somewhat offset from the windows, say
maybe four.
Mr. Luca: I think 10 feet doesn't
look right.
Mr. MAIORANO: Trying to mimic with
the garage doors.
Mr. Luca: If there is a way of
lowering the roof line down and seeing more
railing, I think that might look --
Mr. MAIORANO: The railing posts.
Mr. Luca: Maybe line up the fascia
with the head of window, like just drop it a
foot let's say.
The CHAIRPERSON: Right now the pitch
on that little roof, is that the same or
different from the --
Mr. MAIORANO: It's steeper than the
main roof, yes, to give it the height.
Mr. Luca: It's the same angles as the
gables.
Mr. MAIORANO: Oh, yes, the gables,
yes. The main roof is 7 on 12 but the gables
are 9 on 12. So the mansard roof is similar to
the gables, exactly.

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Ms. NEMECEK: The Juliette balcony, do
you have to have the wrought iron there? Why
can't you match the railing that you have --
Mr. MAIORANO: We could, but we're
trying to keep it thin on there, not have a
bulky PVC railing everywhere. It would just be
a black metal railing. The front little piece
that has that door opening with the little
balcony kind of into their outdoor area with
the balcony, so we're trying to keep it not as
like a big component to it.
Ms. NEMECEK: Okay.
Mr. MAIORANO: It's on the rear.
Mr. Luca: That's just applied to the
house. It's floating.
Ms. NEMECEK: Over here it kind of
actually looks like you could step on it. So
this one is floating, but the one you're going
to have here is going to have a platform?
Mr. MAIORANO: Yes. That picture
would be more the one in the rear of the house,
the master bedroom.
Mr. Luca: That's for aesthetics or
for code because it looks too low for code;

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MS. UHLE: Just for the record.

THE CHAIRPERSON: For the record, I'll open the public hearing for Application 18-39, 633 White Plains Road.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

(No comments.)

THE CHAIRPERSON: Since there's nobody here, I make a motion to close Application 18-39, 663 White Plains Road.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: I make a motion to send along Application 18-39, 633 White Plains Road, to the Planning Board with the aforementioned suggestions.

MR. MAIORANO: Thank you.

THE CHAIRPERSON: That is it for this evening. I would like to make a motion to close the ARB meeting for October 4th, 2018.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

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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 30th day of October, 2018.

DINA M. MORGAN
Court Reporter

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(All aye.)

THE CHAIRPERSON: Thank you very much.