EASTCHESTER ARB - 10/5/17

THE CHAIRPERSON: Good evening, everyone, and welcome to the ARB meeting for October 5th, 2017.

If you would all please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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


MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecsek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: The minutes that we need to approve are from June. Everyone except Silvio was here for that. Are there any comments on the June minutes?
EASTCHESTER ARB - 10/5/17

of the current zoning, we actually had to push the house slightly back so it's more in line with the neighbors. So there is a variance that was applied for and granted as part of this application as well.

THE CHAIRPERSON: And that variance was in particular which side?

MR. SCAVELLI: If you're looking at it, it's the right side. It was just a one foot setback. It's a pretty narrow lot.

THE CHAIRPERSON: So the new home is --

MS. UHLE: Maybe if you could go over just the proposed materials and the design which you're proposing.

MR. SCAVELLI: Sure. I have some samples. Is it alright if I pass it up to you guys?

THE CHAIRPERSON: Absolutely.

MR. SCAVELLI: So the siding proposed is on this. This is the trim. It's a flat stock trim. The roofing is an asphalt shingle, it's quarry gray, light blue texture into the asphalt.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. MCINTYRE: So this is all like AZEK?

MR. SCAVELLI: Yes.

MR. MCINTYRE: What about the doors and the windows and the garage door?

MR. SCAVELLI: It's all going to be the white vinyl. The one thing that was going to be kept exposed as wood was the front entrance, essentially like a flat porch, which was basically going to be a pressure treated wood.

MR. MCINTYRE: Aside from that, the columns; right?

MR. SCAVELLI: Just the columns, yes.

MR. MCINTYRE: It looks like the steps too; is that wood?

MR. SCAVELLI: Yes. So basically just this front entrance, that local area. That's pretty much it in terms of the site. Under this application, there's no plans for, you know, patios, other than the driveway and a front walkway under this application.

MS. UHLE: I did explain to both applicants on the agenda, that neither of them

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

submitted landscape plans. As a said in my meeting notes, that's more my fault because it really has not been an official requirement, but from now on I have informed applicants that they must have it for the Architectural Review Board. So I did inform the engineer that that will be required for the Planning Board.

MS. NEMECEK: I'm having trouble identifying what architectural style this house fits into because it's neither here nor there. Right now the way it reads, it's lacking a lot of curb appeal. There's traditional elements, there's modern elements. I'm not quite sure in this example that it works. I mean, how would you define it? What architectural style do you think this falls under?

MR. SCAVELLI: It's a very simplified design. I don't know if there is additional, you know, aesthetics that we could add in. I know cost is a consideration for the client. It is a modular construction as well, so in terms of that and in terms of -- and that relates to the cost as well. So, you know, I think window arrangements and things like that,

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

MR. MCINTYRE: No, I got you.

MR. LUCA: I have a couple of questions.

MR. SCAVELLI: Sure.

MR. LUCA: Most people are concerned about obviously the elevation of the house.

I'm not sure, you know, this might be a CAD program per se, but like, for example, the garage door, the front door reads like 1970’s.

I don’t know if that’s the look you’re looking for. The windows on the second level shouldn’t be as tall as the first level, the sill should be a little bit higher. I also think maybe this massive bedroom should be reworked that those windows shift over more so they align with the windows below and maybe it’s two sets of windows and not a bank of three. I’m not sure what the soffit is doing, if it’s a flush soffit, but it would definitely add a lot more character if it has a depth to it because it looks one dimensional. Maybe adding an attic vent aesthetically, it looks like there is something at the top. Again, with the pressure treated columns and deck, I’m not understanding.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. SCAVELLI: Are you talking about the front elevation here?

THE CHAIRPERSON: Yes.

MR. SCAVELLI: There’s actually a shower here.

THE CHAIRPERSON: Right, there’s like a wet room with the tub and the tower?

MR. SCAVELLI: Yes.

THE CHAIRPERSON: One short one falls there and one --

MR. MCINTYRE: It’s a big one here over the bathtub, and then there’s another one outside the glass partition, and then there’s another big one right behind the door.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. SCAVELLI: Would it be more acceptable if we, you know, essentially made it two big casement that match this side and got rid of the third one?

MR. MCINTYRE: I think that’s hopefully what you’re hearing from this board.

You know, I don’t think anybody on this board is looking to say, you can’t do this, you can’t do that, this doesn’t look good, we want it to look like that. That’s certainly not what I’m looking to tell any applicant. However, the charge of this board, it’s an Architectural Review Board, so it’s our job to offer our opinion so that your presentation and your client’s project at the end of the day will look as good as it can be.

I think the comment was made here about curb appeal. We all live in this town, so obviously we take great pride in living in this town and making sure that our homes look as good as they can be, because I think that elevates the reputation of this town, the value of our homes, and the people that want to come and live here and all of us who absolutely live.

DINA M. MORGAN, REPORTER
here and you and your clients are no different. This is a big investment for them. I recognize that form follows function. I understand, you know, budget is applicable in everybody’s life so we’re respectful of that, but we want to make sure that at the end of the day this house goes through the same level of review that every project that presents to our board does.

Again, all we can offer and impart on you and your client is just offering some opinions in the hope that at the end of the day this project can be as good as it can be. I think with some sort of subtle revisions to the facade, primarily the front facade, I think you could embellish this and bring this up to a more sort of cohesive elevation where some of the issues and concerns that have been shared with you tonight by members of this board, that some of those are more aligned so that we feel that those issues have been addressed, and that at the end of the day you and your client, you know, get the best project that you can deliver as the design professional, you know, without compromising the modular construction or

DINA M. MORGAN, REPORTER

creating any sort of major, you know, cost over as a result of what we’re looking to share with you.

I think some simple refinements with regard to windows, with regard to some of the choice selections specific to the garage door, possibly the front entry door, the windows possibly repositioning some of those, and kind of giving it either one style or another so that the elevation, you know, speaks for itself. Right now, you know, I think that’s what everybody is sort of drawn to, that it’s a little, you know, a little all over the place.

Do you understand what you’re hearing from the board?

MR. SCAVELLI: Yes. I think there is some opportunity to adjust some items I think, not really taking a stab at what the overall cost is going to be.

MR. MCINTYRE: Because I think at the end of the day, you know, all we want to drive by the house and say, wow, you know what, this looks great. This is well thought out, it’s sort of been reviewed, and everybody feels well

DINA M. MORGAN, REPORTER

about, you know, what they’ve done. Not to mention, you know, the owners, they want to be proud of your work and their investment.

MR. LUCA: Maybe put a hip roof on it, you know, so you don’t see so much siding above the windows. It needs something above.

MR. SCAVELLI: In this area?

MR. LUCA: Yes. A big window. I think, again, with the -- it might not be drawn accurately, but the soffit should have an overhang so it creates a shadow. Again, with the structure, you could put a hip roof on it, but I don’t know how the modular company does that. Normally, they frame the roof.

MR. SCAVELLI: It usually comes in two pieces and they actually fold out so the gable lends itself -- I could talk with the contractor on that, but I think the gable roof is going to lend more to what their pricing was for their budget.

MR. LUCA: The ridge has to be supported further back and then they just put the two hips.

MR. McINTYRE: Any other comments

DINA M. MORGAN, REPORTER

before we possibly open the public hearing?

MS. UHLE: No. Maybe after the public hearing.

MR. LUCA: The homeowner wants to speak.

MS. UHLE: Definitely, come on up, yes.

THE CHAIRPERSON: Maybe before I should open it?

MS. UHLE: No. This is the homeowner, so I think he can represent himself. He’s the applicant.

MR. BARANOV: Good evening. My name is Pavel Baranov. I’m hopefully the future owner of this.

Just a quick background of where we were coming from in terms of the design and all that. Obviously we’ve been around the town, we’ve seen the buildings, and we kind of understood that we could not go overboard with modernness. If you see the inside, the sketches of inside, it’s a very modern looking thing we’re building. However, knowing the other buildings, we didn’t want to go overboard

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

1 the outside look of being modern. So we tried to step back as much as we could, but, like I said, from what I just heard from you guys, it's neither there or there. It will be nice to know how modern can I go or if I cannot maybe go that far. That's really my concern.

2 We're very flexible. The company, if we change the windows, they give us the different layout sketches in a day. So, like I said, if you tell us the changes we could make them right now and be done with it. It's a very flexible sort of approach.

3 For what it's worth, we didn't know that you guys were going to have the vacation, so that set us back quite awhile. Right now, we're in one bedroom with two kids and a nanny. So we were hoping to get something built by September, but we got pushed back three months. I know it has nothing to do with this, but just want to sort of --

4 MR. LUCA: I'm not really sure, honestly, because I'm the newest one on the board, how -- with the modern statement. I mean, I love modern architecture. Actually,

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

1 MR. LUCA: Always on a home normally the second floor windows are shorter just for functionally and aesthetically. In an ultramodern house they don't have to be, but then again, an ultramodern house would have a flat roof, for example, things of that nature.

2 MR. BARANOV: That makes sense.

3 MR. MCINTYRE: Is that something you explored with the builder?

4 MR. BARANOV: Yes.

5 MR. MCINTYRE: Is that something they can accommodate because --

6 MR. BARANOV: Different windows or --

7 MR. MCINTYRE: No. Just the fact that you said that inside is modern, and again, I guess form follows functions, but really it's more of a traditional home, you know, just looking at the sort of gabled and the pitched roof. Did you look at possibly having either a flat roof or sloped roof?

8 MR. BARANOV: If it's a possibility -- actually, we wanted the flat roof, but they said it might be a problem with like snow and all that stuff.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

1 one of our board members has an ultra modern house. So if it's done correctly, I mean, I don't think they'll be any objection.

2 Again, the fenestration with the windows, they should mean something. They look arbitrary. I know like the master bedroom, the closets on that one side maybe shouldn't be there. Maybe the closet should be in a different area or split so you could have windows align. You have the outside wall in the closet, maybe you don't want that as well. Changing the roof line to a hip, depending on cost, you could, for example, make the roof or at least the front elevation a standing seam roof, which is very modern, which a lot of people do and it looks really nice.

3 I kind of see what you're going at with the gray and white, it kind of looks beachy, like Hampton-ish. It just that, you know, certain things -- again like the windows on the second floor, they shouldn't be, you know, five and a half foot tall windows.

4 MR. BARANOV: Originally, I was going from floor to the ceiling.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

1 MR. MCINTYRE: Who said that, the builder?

2 MR. BARANOV: The builder did. And I get it, it's a totally different -- I assume it's a totally different technology. When it's a flat roof, you know, how would you clean the snow?

3 MR. MCINTYRE: Right.

4 MR. BARANOV: Originally, the pitch was a lot steeper, and because we wanted a flat roof we were like, can you go as low as possible. So, like I said, it's a matter of us telling them, look, raise it up and that's it.

5 Like I said, it's very flexible. They return new designs within 24 hours.

6 MR. MCINTYRE: Right. Well, again, we're cognisant of your situation and obviously the timing of this. We're not looking to protract that even longer. But I think, you know --

7 MR. BARANOV: I totally agree with the changes. I think we can make them. It's very possible.

8 MR. MCINTYRE: If you feel strongly

DINA M. MORGAN, REPORTER
about design, which obviously you do, then I think, you know, you agree with some of the comments that this board has sort of shared with you, I think, you know, you need to challenge your designer and the person who's building this home, whether it's the modular company, to say, hey, you know what, this really is not something that you know, we're madly in love with and, you know, the board has sort of shared some similar comments. If they could address something more in the contemporary or the modern design, then you come to this board and say, hey, this is what we want. Again, we're going to look at it, and again it's form and function and aesthetics and architectural review, that's what this board does. We're not going to say, you can't build a modern house because it's got a traditional home, you know, on either side of you. If it looks good and, you know, there's no reason why you can't do that, then that's what you're going to get approved on.

MR. BARANOV: Got it.

MS. NEMECZEK: The great thing is this

DINA M. MORGAN, REPORTER

isn't a refurbishment, this is brand new, so it should be what you want.

MR. MCINTYRE: At the end of the day, because we all live here and have for many, many years and you're going to do the same with the hope of God, you want this to appreciate in value and you want people to look at this, I'm sure, and say, wow, that's a nice house. So, you know, you wouldn't want it to be anything but the best it can be. That's what we're trying to impart.

So, you know, again, we're not looking to sort of delay this. I think, Margaret, you need to talk about, you know, the timing and possible logistics of trying to accommodate this applicant.

MS. UHLE: I think that it's not a matter of us trying to accommodate, it's really what you think the next steps are. What I was going to say to the applicant was -- and I will say either this board will ask you to come back next month, which is November already, and then the Planning Board meets at the end of November, so if you were to come back to this

DINA M. MORGAN, REPORTER

board, you would be able to be on the Planning Board's agenda at the end of November and get your approvals.

Usually for a new construction of a single family home as long as you have the landscape plans and the engineering plans prepared, which there should be plenty to do those, the Planning Board typically defers to the Architectural Review Board with regard to the review of new single family homes. So this is going to be the tougher board than the Planning Board. So if you do need to come back in November, it's likely that you would get your approvals by the end of November.

Just a couple of other comments that I was going to make: I don't think the board could say do A, B, C and D. They can't really design it on the fly. It sounds like regardless of whether you go contemporary or more traditional, you know, ultimately it's just a more cohesive design where you've looked at the symmetry and the detailing and it's in more detail.

The only other thing I was going to

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

THE CHAIRPERSON: It just doesn't seem like it works with the house the way it was kind of pieced together.

MR. BARANOV: The windows are not aligned, right, obviously, and then this space is sort of like empty; right?

THE CHAIRPERSON: Yes. I think what you have to start with, instead of like trying to just keep on fixing what you have here piece by piece, is just to go from an image. Even if it's not that house or that shaped house, you know, like that big house, that little, whatever, but like an image of like, okay, I really like this modern farmhouse, I really like this contemporary whatever. Work from that, something that you really like, and then make it work for that home. You need a jumping off point maybe, rather than going from pieces like a Lego block kind of approach to putting it together, and then maybe I think you'll come out with something that's more to your liking.

I think it helps to give the designer some inspiration.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. BARANOV: Right. Got it.

MS. UEHE: Also, as frustrating as it may be, a couple months delay in the long run ultimately you'll be happy about that down the road.

MR. BARANOV: Sounds good. Thank you.

THE CHAIRPERSON: You're welcome.

MS. UEHE: Now would you like to open the public hearing?

THE CHAIRPERSON: I would like to make a motion to open the public hearing for Application 17-25.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: If there is anyone here from the neighborhood that would like to talk or -- doesn't have to be from the neighborhood -- has any questions about this application. No? Sir? If they do, please come up to the podium.

MS. UEHE: We're not on the subdivision yet. You're here for the second one, okay.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

situated. The top left-hand corner is lot 1, lot 2 is to the right, 3 bottom left, bottom right is lot 4. So basically it goes clockwise as you go through the circle. We're calling is the circle. Right now we have no name for the street yet. So Lot 1 is the first house you'll see as you're coming in on the new road on your left and that's what you'll see off of the Water Street elevation, and then it will kind of take you around to the right.

I'm just going to flip through some of these if you have questions. Just bear with me, I'm sorry, there's a lot to show you. Just very quickly, this is the site plan with some of the contouring on the top. It's kind of hard to read through contours, it's an engineering plan not an architectural plan, so I'm sorry about that. The architectural plan is a lot clearer. At the bottom just kind of giving you an idea, as you're coming off of Water Street it will be the north/south access, you would make the right into our new cul-de-sac and Lot 1 is on left and, as I said, it comes around to 2,3, and 4.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

I'm just going to walk you through the houses real quick. I'll start with Lot 1, and then I have just kind of a blow up of all four houses side by side to give you an idea of what they'll look like next to one another. Since we don't have ton of space, I've got the floor plans for Lot 1 on this lower board down at the bottom of the easel and the elevations --

THE CHAIRPERSON: We can't see that at all. I'm sorry.

MR. FINELLI: I'll try to make it easier. So the first house, basically we end up with a lot that's just under 7,000 square feet. As I was designing the homes, I wanted the homes to have more of a colonial feel. Eastchester basically there are -- as you drive through the neighborhoods there's colonials, there's Mediterranean, there are Tudors. We have just about every style you can imagine. This a four lot subdivision, it's small, we wanted to appeal to the broadest possible audience, so we stuck more with more of a modern colonial look and more of -- I guess a

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

just about every way.

Let me think of what else I could tell you about this particular house. On the Water Street side, we did bump out where the garage was going to be since it was going to be the tallest of the elevations. I did want that two story object where the garage door was to bump forward and have a roof over it to kind of break up the facade and play with the layering of it a little bit more so that as you're driving down Water Street it kind of blends in more with the rest of the neighborhood instead of just being this big, massive facade sitting in front of you. We are going to do Clopay Architectural Series garage doors on the house. These I wanted to stain. We're looking at a mahogany colored stain, and I think that will look really nice with the colors and the grays. I think it will give it a little richness to it rather than a big white 16 foot garage door on this one facade. Beyond that, I really don't have much more for this one house. I can continue going through all the rest of them if you want and we DINA M. MORGAN, REPORTER

---

EASTCHESTER ARB - 10/5/17

can talk about them all at once or do you want to speak about them one at a time? Whatever is easiest.

THE CHAIRPERSON: Guys, do you want to look at them one by one?

MR. LUCA: I think it's better to go through all of them.

MR. FINELLI: Absolutely. You know what, rather than showing you the floor plans, I'll show you the elevations being that's what we're here for, okay?

THE CHAIRPERSON: Okay.

MR. FINELLI: Lot 2 is more of a traditional colonial farmhouse look as far as the design goes. It's a little more traditional as far as the pediment over the entryway. It has a roof that wraps around the front and comes all the way through, rather than just having this open facade at the top of the portico. That also brings the scale of the house down. There's a roof line across the garage and a bump out at the first floor. The reason for all of this is to layer the front facade and to continue breaking down the scale DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

the roof pitch. It's an 8 on 12 pitch, but I
wanted to break up the gables all the way
through, so instead I put a hip roof on this.
I brought the stone up to the first floor to
the second floor level, the actual floor level
itself. I put more of a traditional
Mediterranean style entryway surrounded in
stone, arched, with a little hip on top, a
couple of little square windows right over the
top that will provide some light into the
foyer, and also bumped that peak up about a
foot above the ridge just to break that line so
it's just not one continuous line all the way
through. I did arch the garage doors here.
They're going to be simple raised panel garage
doors. The second floor is going to be
stuccoed, while the first floor will be clad in
stone across the front. As it comes around, it
basically will die into appendages that bump
out.
Beyond that, I guess I can telling you
about the coloring on this house. The stucco
will be beige. The stone will be a similar
gray, although I am playing around -- we have

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

two different grays. You'll see them. One's
got a little bit of creams in them and
different coloring, and I think I would like to
keep that with this one as far as keeping it
more beige and a little lighter. We're going
to do white AZEK for trim. This one will have
a weathered wood roof, which is more of a brown
tone rather than a gray or a blackish which are
the other two. This one will have a stain
mahogany door. I think it will add the
richness to the front facade. The difference
here with the light fixtures, because they are
more prominent, they're going to be rubbed
bronze. So more of a patined bronze look
rather than just a black flat look to the front
facade.

THE CHAIRPERSON: The garage door on
this one?

MR. FINELLI: These will be a stained
mahogany. Not actual mahogany, but it will
have a mahogany coloring.

House number four, we basically come
full circle and I brought it back to a colonial
styling. This one, very simple, just

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

traditional I guess more of a federal detailing
I guess you could say portico across the front
with a flat roof and a little railing. Same
size trim, same roof pitch, overhangs, rake
boards, wrought iron railings. This one won't
have any stone on it at all, it will have just
a stuccoed base. It will be gray. The body of
the house is Hardie Board, it's a Monterey
taupe is the color that we're picking. Again,
all very neutral pallets, neutral colors. We
wanted to appeal to a wide variety of buyers
and potential owners. The garage doors on this
will be white. The idea for that was because
it is set down low and the house is taupe, it
will be darker, so we wanted to kind of root it
a little bit more and just kind of have the
garage door jump out at you a little bit so we
made it white. There is a bay window at the
front on this house that gives you a little bit
more projection off that front bump, but all
the houses I've designed in such a way so that
they're layered, whether it's side to side or
top to back, but they all kind of step back
from the street. The idea was just to create

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

as the central point as you spin around, and
then it ends lot 4 and the way the property
kind of slopes off to the garage coming out at
the base.

I can show you samples now, I could
take questions. I'm basically going to open it
up to you guys.

MR. MCINTYRE: Regarding the site, can
you just talk a little bit about the topography
and what has to happen to this site, you know,
how varied are the elevations currently on this
site and what needs to happen?

MR. FINELLI: For the most part, the
site pretty much exists the way it is. There
is going to be some movement of dirt, but for
the most part you're talking somewhere between
2 and 4 feet at the most. The property starts
in this lower left-hand corner here and
basically slopes up this way. So the idea for
the architecture was to be able to drive in to
the basement here. I used that topography
being the low point as an access into this
house so I didn't have to do any fill, cutting,
anything of that nature. We are going to grade

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

here, I'm sure if they know, they can answer to
that if you would like to ask them.

MS. UHLE: Also, as part of the
subdivision review process, the applicant was
required to have both the traffic engineer and
civil will engineering -- obviously the traffic
engineer was looking at traffic issues, the
civil engineer at the site grading, utilities,
storm water management. Actually, even the
though the Planning Board was only approving
the subdivision, they actually required that
the applicant do a fairly detailed storm water
management analysis for the entire subdivision
for each of the lots as well as the roadway,
which will ultimately be dedicated to the town,
but when the applicant comes in with the
individual lots, that will be revisited on each
of the individual lots as well. So we already
have an engineer retained that's reviewing the
application.

MR. MCINTYRE: I guess my question
just as a possible neighbor is: Is there heavy
rock; is there a lot of excavation; is there
possibly boring, blasting, chipping, you know,

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

around the property, but for the most part that
exists. We're going to cut out just the area
where the driveway is. We'll cut it, we'll get
into the basement, but the rest of the property
pretty much stays the way it is and it will
pitch slightly back onto the property. The
grading was worked out by the surveyor, but
from what I was told and what I see, you're
talking about a maximum of 2 to 4 feet of earth
movement. So not much at all.

MR. MCINTYRE: The highest point is
the back triangle, right, that's 216?

MR. FINELLI: Back right, correct.

MR. MCINTYRE: Has there been test
borings done on this site?

MR. FINELLI: From what I understand,
yes. I don't have any of those findings
because it wasn't really pertinent to me. I
know the engineering was done, planning went
through all of it and they went through it with
a fine tooth come. It's been awhile. It
wasn't a one shot deal. They definitely asked
them for all the borings and findings and
anything like that. I mean, the owners are

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

facade. Go back to one.
MS. UHLE: The one thing you might want to comment on and the one thing I mentioned to the architect, obviously since he's doing four homes at one time, you want to make sure that there is some kind of consistency and continuity. In fact, had they not come in with all four houses now, we were going to require that they do design guidelines for future homes so you didn't have people coming in with all different types of homes. You may just want to comment conceptually if this looks pretty good before you go to individual, unless there is something that sticks out like a sore thumb. Do you know what I'm saying?
MR. LUCA: I think conceptually it looks fine.
THE CHAIRPERSON: I think individually they may need a little tweaking but in general I think it's good.
MR. FINELLI: So lot 1 is the house that's going to be stuccoed, pretty much the entire body of the house. We will have a stone DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

base, so we're going to use a gray colored stucco. This is the gray stone. We're planning a square cut stone that will go with that. The roof is going to be -- I apologize, everything is mixed up. This is the gray roof here. It's actually called slate. That's the actual name for it. So, again, it will be pretty much in the gray family as far as the house. They'll be white AZEK. I actually don't have a sample, I'm sorry, but white AZEK is white AZEK. White trim. The AZEK, as I said, Andersen windows, black wrought iron, black colored door. That's pretty much it for house one. If there are any other questions.
MR. MCINTYRE: Same on all four elevations?
MR. FINELLI: Yes, all four will be the same. You'll see more railing on some elevations than others, so that will be black railings.
MR. GARCIA-BOU: That will be the same?
MR. FINELLI: Yes, the same all the way around. Consistency is something I like. DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

MR. MCINTYRE: Come on, architects always spend money.
MR. LUCA: I know what costs to do.
THE CHAIRPERSON: It doesn't have to be copper, if it's just another metal.
MR. FINELLI: Like a standing seam. I think that's fair enough. I think we could do that.
THE CHAIRPERSON: Give it a little more --
MR. MCINTYRE: Richness.
MS. NEMECEK: Yes.
MR. FINELLI: I agree.
THE CHAIRPERSON: Maybe like a zinc look. I don't know.
MR. FINELLI: I'm sorry.
THE CHAIRPERSON: Maybe like a zinc look to appear like that.
MR. FINELLI: We could discuss it.
MR. LUCA: That's a gray stucco house;
right?
MR. FINELLI: I'm sorry.
MR. LUCA: It's like a gray stucco?
MR. FINELLI: It's a gray stucco, yes.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. LUCA: You could do a turn coated copper roof if you want to.
MR. FINELLI: Something nice, right,
to tie it together.
MR. GARCIA-BOU: I see that you're only showing light fixtures on one of the houses on the garage. I'm looking at the overall.
MR. FINELLI: That's the one that's going to get the oil rubbed bronze coloring and I really want to play those up. The rest of them, my intention is to get as much lighting as I can in the soffits. Lighting is for us, not for the neighborhood.
THE CHAIRPERSON: Are there anymore comments on lot 1, house 1?
MR. FINELLI: We'll take those changes under advisement. I think they were fair comments.
THE CHAIRPERSON: Margaret will wrap it up at the end or do you want to --
MS. UHLE: Let's do each one. I think for house 1 the comment was to lower the portico by 1 foot and then you would lower the

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

black. That's pretty much it.
THE CHAIRPERSON: So did you say that
the roof is slate, the same as number 1?
MR. FINELLI: If will be very similar
to number 1. That sample is called slate. I
think I have the right color in my pamphlet
that I gave you guys.
THE CHAIRPERSON: You said slate was
for number 1.
MR. FINELLI: They call it slate in
this company here, but I gave you the actual
name for the GAF manufacturer.
THE CHAIRPERSON: My question is
whether number 1 and number 2 have the same
roof or a different roof?
MR. FINELLI: Right now I have them
being the same.
THE CHAIRPERSON: The same?
MR. FINELLI: Yes. You know what it
is, I don't want to deviate too much. There's
just too much going on. I want to have some
consistency.
THE CHAIRPERSON: So then are they all
the same?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17
MR. FINELLI: No. Those two will have
a similar colored roof, the third house will
have this weathered wood color, and then the
last house is going to have a charcoal color,
which is darker almost black.
MR. LUCA: The color of the body of
this house is what color?
MR. FINELLI: Navaho white.
THE CHAIRPERSON: Navaho beige?
MR. FINELLI: Navaho beige, sorry.
THE CHAIRPERSON: This one that you
have on the cut?
MR. FINELLI: Yes. Again, the colors
are all the way around.
MR. MCINTYRE: All the trim, all the
window trim is all white?
MR. FINELLI: All white, AZEK white.
MR. MCINTYRE: AZEK white. The
columns, AZEK white?
MR. FINELLI: All AZEK, yes.
MR. MCINTYRE: The steps, is that all
blue stone?
MR. FINELLI: Blue stone. Everything
we typically do is blue stone on these houses.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

1 it's an 8 foot door, it reads very low because
2 of the grade difference.
3
4 MR. FINELLI: I see what you're
5 saying. I thought about doing something over
6 it, I just didn't want it to -- I didn't want
7 to redo it with that one line coming through.
8 I see what you're saying. I'll try playing
9 around with trim work.
10 MR. LUCA: I think if you did a 9 foot
11 door, it still won't be the same line, but if
12 you did something else like a --
13 MR. FINELLI: I think maybe something
14 with the trim work, like you said, tying it
15 with the window across bringing that head
16 across. I could play around with it.
17 MR. LUCA: Since this is siding, you
18 could put like an AZEK panel and then bring the
19 AZEK above it.
20 MR. FINELLI: Exactly. Exactly what I
21 was thinking. All right, that's fair.
22 MR. MCINTYRE: Number 3.
23 THE CHAIRPERSON: Well, we have the
24 comments on number 2.
25 MS. UHLE: Yes. Just to either lower
26 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

1 oil rubbed bronze light fixtures just to kind
2 of jump out a little bit more and give it a
3 little bit more earthy tone, black rails.
4 Pretty much everything we said with the other
5 houses, the materials will be pretty much the
6 same.
7 THE CHAIRPERSON: I know you're ready
8 to say it, Silvio.
9 MR. LUCA: I'm ready to say it. My
10 comment on this house --
11 MR. FINELLI: Let me see, the portico
12 is too big.
13 MR. LUCA: Honestly, I think that it
14 shouldn't touch the window. It should come
down. So if you give yourself 6 inches, a 7
15 and a half pitch, a 7 pitch. Another thing
16 that I think will look better to me is your
17 rock face edge cap where you have it located, I
18 would raise it to the second floor finished
19 floor. So raise it approximately 15 inches.
20 MR. FINELLI: I see what you're
21 saying.
22 MR. LUCA: That will align with your
23 roof, portico roof. I know it's just a CAD
24 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

1 the portico or change the pitch of the roof of
2 the portico to bring it down, and then either
3 work with trim board or a full transom above
4 the garage door or make it 9 feet rather than 8
5 feet, do something to increase the height of
6 the garage door.
7 THE CHAIRPERSON: Okay. On to 3.
8 MR. FINELLI: House number 3. This
9 one changes up a little bit. Rather than going
10 to the gray family, I'm going to swing more
11 into a beige family with this house. So I'm
12 going to do a weathered wood roof so it takes
13 on more of an earthy tone as far as the roof
14 goes. The siding -- the stucco, rather, will
15 be more of a beige, and the stone that we have,
16 I brought this sample although you can't see
17 it, although it looks very similar, there are a
18 lot more beiges --
19 THE CHAIRPERSON: More on your side?
20 MR. FINELLI: Yes. It's that picture
21 right there. It's more of a cream color as far
22 when it all comes together for the house. The
23 doors will be stained, the garage doors will be
24 stained on this house. As I said, we'll have
25 DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

MR. LUCA: The garage doors are all wood, there's no glazing?
MR. FINELLI: No, not glazing at all on the doors.

MR. LUCA: One other comment. It's not really an architectural issue -- well, a little bit. The roof on the back, you have a 2 and a half to 12 pitch.

MR. FINELLI: Yes, it's going to be shallow.

MR. LUCA: You're going to be okay with that? Aesthetically it doesn't look that great, but weather wise that's very --

MR. FINELLI: We're trying to get it to -- the windows there I'm having an issue with the sills, so I'm still cutting sections and working it out. I'm going to try to get it to 3, 3 and a half.

MR. LUCA: Is that an egress window, is that why?

MR. FINELLI: I'm sorry.

MR. LUCA: That double window is an egress window?

MR. FINELLI: Yes, those are all horizontal lines with the floor and --

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

bedroom windows. It could just be the nature of how we frame it across the first floor.
MR. LUCA: If you switched that double egress window to instead of a double hung to a casement --

MR. FINELLI: We could.

MR. LUCA: I know it's not the greatest thing but it becomes egress. With a higher roof line, it will look nicer as well.

MR. FINELLI: I agree. I agree. That was one of the issues that I was still struggling with. I figured it was on the back of the house and we could work out the pitch. Put an architectural asphalt roof on there and not a standing seam roof of some kind. I'm not a big fan of putting casement windows in with double-hungs and mixing and matching.

MR. LUCA: Neither am I.
MR. FINELLI: I know sometimes you have.

MR. LUCA: One last question: Is the attic finished in this house?

MR. FINELLI: No.

MR. LUCA: Because the rear dormer.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. FINELLI: There's a dormer with potential if anyone ever would want to do something. They would have to come before the board.

MS. NEMECEK: I do have a question about the columns on the front. The base of the column, is that going to all be stone? You kind of lose the effect of having a base if you make all the materials the same.

MR. FINELLI: It will all be stone, it will just be jutted out a little bit. I would believe it would be answered a little bit better by Mr. Rogliano. He's probably going to be the one doing the stone there, so he'll most likely use larger pieces at the base.

MS. NEMECEK: It might just be from the rendering, it looks a little uniform and then you lose the effect of having a base.
MR. FINELLI: I understand.
MS. UHLE: Did you want him to consider that?

MS. NEMECEK: Yes, consider it.

THE CHAIRPERSON: Also, these horizontal lines with the floor and --

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

MR. FINELLI: Floor elevations, yes, they're a little dark.

THE CHAIRPERSON: I think they're really taking away from the elevations. If you could lighten them up or get rid of them all together, I think that would help going forward to the Planning Board.

MR. FINELLI: Sure.

THE CHAIRPERSON: It would help things being able to visualize it.

MR. FINELLI: I'm being told possibly a blue stone band of some type at the top of the base to match.

MS. NEMECEK: To match the ones --
MR. FINELLI: Yes.

THE CHAIRPERSON: There's no chimneys.
MS. NEMECEK: No chimneys.
THE CHAIRPERSON: On Lot 3, are we ready to summarize the comments or are there more comments?

MR. LUCA: I'm good.

THE CHAIRPERSON: So if you would summarize the comments.

MS. UHLE: Okay. Lowering the roof
EASTCHESTER ARB - 10/5/17

above the portico so that it doesn't touch the windows, to raise the stone edge cap to the elevation of the second floor, and then, Silvio, did you say that it will align with the eve of the portico basically, did you say that? Yes. Okay. Attempt to raise the roof line of the rear elevation or increase the pitch of that roof, consider making the base of the columns either constructed out of a different material or possibly you said talked about incorporating a blue stone band there; is that right?

MS. NEMECEK: Ah-ha.

MS. UHLE: Then just a graphic comment I guess that would apply to all four homes would be to eliminate or lighten up the horizontal lines so the drawings are easier to read. That was it.

THE CHAIRPERSON: Okay. On to lot number 4, please.

MR. FINELLI: Okay, house number 4.

House number 4 we're going to do a Monterey taupe HardiePlank, which is actually oyster shell in Certainteed but that's the same color.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

White windows, white trim, a white front door on this house just to break it up a little bit. A charcoal colored roof, which is probably the darkest of the three roofs. That guy right there. Black wrought iron rail, a stained Clopay garage door, although I also have white. I guess the thought was I'm going to leave that open to discussion with you guys based on all the other doors are turning out. We have stained, white, stained, so I'm thinking this one should be white, and we're doing black wrought iron fixtures for this house. So I believe I actually called out the garage door here as stained, but I'm open to making it white if the board --

MR. LUCA: What color is the house?

MR. FINELLI: The house here it's a taupe.

MR. LUCA: I think the white would be better with that color.

MR. FINELLI: I think that's why I left it open. I put the note on here, to be discussed.

THE CHAIRPERSON: Then below the AZEK

DINA M. MORGAN, REPORTER
1 EASTCHESTER ARB - 10/5/17
2 MR. LUCA: Right now it reads like two
3 doors even though it's not. You want it to
4 read like one door?
5 MS. NEMECEK: The arch is not anywhere
6 else.
7 MR. FINELLI: That's okay.
8 MR. LUCA: I have actually another
9 question. Under the bay window, is that like
10 an AZEK panel?
11 MR. FINELLI: Yes. It's going to be
12 just a solid panel, maybe raised.
13 MR. LUCA: You should have a trim
14 around all pieces, like a shaker style recessed
15 panel.
16 MR. FINELLI: Okay.
17 MS. UHLE: I missed that, can you say
18 that again?
19 MR. MCINTYRE: Just trim out the
20 panels.
21 MS. UHLE: Under the bay window?
22 MR. MCINTYRE: Yes.
23 MS. UHLE: Okay.
24 THE CHAIRPERSON: To kind of mimic the
25 trim around the windows, the flat trim around

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 10/5/17
2 the windows.
3 MR. FINELLI: I'm sorry.
4 THE CHAIRPERSON: To kind of mimic the
5 flat trim around the windows.
6 MR. FINELLI: Sure. Yes, that same
7 size. That's easy enough to do.
8 THE CHAIRPERSON: Any other comments
9 on house number 4?
10 (No comments.)
11 THE CHAIRPERSON: Margaret, if you
12 would.
13 MS. UHLE: Okay. I do edit these when
14 I refer them to the Planning Board. I'm just
15 reading them to you as I've taken them down.
16 The board seems to prefer the garage doors to
17 be white rather than stained. Talking about
18 the garage doors, they recommended that the
19 windows be rectangular or more similar to the
20 windows on the garage doors for -- the garage
21 doors should be similar to those on lot 2.
22 They recommended a small window be added to the
23 gable, and they recommended that you trim out
24 the panels under the bay window to mimic the
25 trim around the other windows, and indicated

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 10/5/17
2 that the roof over the bay window should be a
3 metal or a copper.
4 Michael, if you want to call me
5 tomorrow, we could coordinate with our notes.
6 MR. FINELLI: Sure.
7 THE CHAIRPERSON: So if I could get
8 the application number, we can --
9 MS. UHLE: 17-50 through 17-53.
10 THE CHAIRPERSON: I would like to make
11 a motion to open Applications 17-50 through
12 17-53 to a public hearing.
13 MS. NEMECEK: Second.
14 THE CHAIRPERSON: All in favor.
15 (All aye.)
16 THE CHAIRPERSON: So if there is
17 anyone here that would like to have questions,
18 come on up. Welcome.
19 MR. RENDE: Good evening, Vince Rende
20 from 42 Water Street.
21 I just want to commend you on the
22 comments you made on 44, the aesthetics. I
23 think you are right on the mark with the small
24 windows.
25 But any way, on this one I had a

DINA M. MORGAN, REPORTER

10/26/2017 05:13:27 PM
Page 69 to 72 of 83
18 of 21 sheets
EASTCHESTER ARB - 10/5/17

of the new street and look straight ahead, you
will see house number 2. So when you're
looking straight at it, that is the house
you're going to be looking at. You're going to
be looking up the hill. It's a 6 foot hill.
From Water Street to the driveway of the new	house, it's a 6 foot difference as far as the
street goes.

MR. RENDE: Right. The house itself,
you have a turn and you come around, you have
one more house, and then you have a turn. When
you're looking --

MR. FINELLI: Would you mind pointing
it out to me, because I'm not sure what you're
saying?

MR. RENDE: You're not going to see it
because you don't show it. Water Street comes
this way and you come around. What I'm saying
is, you got another house over here, so that
house when you're looking at it, it's going to
stick out.

MR. FINELLI: Well, there's
landscaping there now. We're not removing any
of the house's landscaping.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

I'm going to say just based on the topography
of the land shown in this little cut out, as
you come around if you're swinging up and
towards the apex of that property, you're
actually climbing with the rest of the property
so you would be up higher. The zoning we're
allowed 23 feet to an eve and 32 to a ridge.

MR. RENDE: Is there a reason that's
higher? I mean the roof line.

MR. FINELLI: It looks higher only
based on the way the property --

MS. UHLE: Michael, the roof isn't
actually higher, is it, it's just that the
elevation of the house is higher? So what's
the height of this house compared to the
others? Do you know what I'm saying? I have
the zoning compliance.

MR. FINELLI: I'll actually go through
all four houses as far as height.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/5/17

MR. FINELLI: Unless you're at the end of the road looking up, you're not going to see it.

MS. UHLE: I think one thing that would be helpful for the Planning Board, and I actually think you already have it because we required it for the subdivision, is an aerial photograph that just puts the subdivision in context. Obviously, that doesn't explain elevations, but especially when you look at the lower plan that you're showing, it's just kind of floating there. It would be nice to see how it related to others. Not that I think that is going to affect an approval one way or the other, but it does help everyone kind of understand the context that you're putting this into.

MR. FINELLI: That's my apologies, I thought that was already taken care of with Planning Board.

MS. UHLE: You're still coming in with four new houses and when the subdivision was there, there weren't any houses. I think it's just bringing that back, that would be helpful.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/5/17

THE CHAIRPERSON: Any more comments from the audience?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close the public hearing for Applications 17-50 through 17-53.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

MS. UHLE: She still wanted to come up. Did you have comments? No. Okay.

THE CHAIRPERSON: So I would like to make a motion --

MR. MCINTYRE: I just have one more question. We didn't talk about the placement of any sort of outdoor equipment like condensers or anything like that.

MR. FINELLI: We have plenty of space as far as inside of the setbacks, but they'll be in the setbacks to the side or the rear of the houses. Just the nature of what we always do. I'll mark them on the drawings for the Planning Board.

MR. MCINTYRE: Okay. And all of the...
EASTCHESTER ARB - 10/5/17
THE CHAIRPERSON: All in favor.
(All aye.)

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

CERTIFICATION

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 26th day of October, 2017.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER