EASTCHESTERARB-11/2/17

THE CHAIRPERSON: Good evening, everyone. Welcome to the November 2nd Architectural Review Board meeting. If everybody would please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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

M.S. UHLE: Sure, Carlos Garcia-Bou.

M.R. GARCIA-BOU: Here.

M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

M.S. UHLE: Jennifer Nemeczek.

M.S. NEMECZEK: Here.

M.S. UHLE: Ena McIntyre and Silvio Luca are not able to make the meeting this evening.

THE CHAIRPERSON: So first up on old business, Application 17.25, 44 Water Street.

M.R. SCAVELLI: Good evening. John Scavelli representing the Baramovs for the 44 Water Street application. Just to follow up from the last meeting, just a summary on some of design changes from your input, I think the biggest one is the roof change, so instead of the gable roof, it's now a hip roof for both the garage and the main roof. The other big change is the window arrangement on the front facade. So basically provided a little more symmetry. We actually shortened the windows on the second level, and also, the eave lengths we extended as well.

The same materials are proposed for use, so there is no change in the type of materials. We do have cut sheets for the garage door and the front door, if you guys want to take a look at that.

THE CHAIRPERSON: Yes, please.

M.R. SCAVELLI: Do you want the other materials as well from last time?

THE CHAIRPERSON: Sure.

(Hands board samples.)

THE CHAIRPERSON: I thought it was going to be like the drawing, the garage door. Like simple like that. The cut that you are proposing, the name of it is traditional. It...
more in keeping with the sketch and with the
house, with the home. There may be something
like from another manufacturer that's even more
simple than that. If you're going with this
one, I would definitely go with the ribbed
rather than the traditional.

MR. SCAVELLI: Okay. I mean, is there
a way to do a conditional approval on one of
the others?

THE CHAIRPERSON: Yes. Yes, when we
got to that point.

MS. UHLE: Typically if they have just
minor comments like that, it will be a
recommendation for when you go to the Planning
Board. You don't have to come back for the
garage door.

THE CHAIRPERSON: There was just too
much in scope last time for us to make minor
comments, it was more the whole thing.

MS. UHLE: Jennifer and Carlos, do you
agree with that?

MR. GARCIA-BOU: Yes.

MS. NEMECEK: It's a cleaner look.

MR. GARCIA-BOU: The house looks like

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

THEIR are trying to do a very modern house, what
you selected is not really --

MS. UHLE: Consistent with that.

MR. GARCIA-BOU: Consistent.

MS. UHLE: Okay. I just wanted to
double check. Thank you.

THE CHAIRPERSON: Any other comments
from the board on this?

MR. GARCIA-BOU: Those entry columns,
are they round, are they square; what are they?

MR. SCAVELLI: They're typical with a
round casing. So basically all the trim work
will all be white. You're talking about the
columns in the front?

THE CHAIRPERSON: Yes.

MR. GARCIA-BOU: Yes. On the plan,
you're showing them to be square, so I just
wanted to ask the question.

MR. SCAVELLI: Yes, they'll be timber
columns, but they can be wrapped.

THE CHAIRPERSON: They can or are they
round or are they square?

MR. SCAVELLI: Round. The owner said
they would go either way if there was a

DINA M. MORGAN, REPORTER

11/20/2017 01:40:07 PM  Page 5 to 8 of 60  2 of 15 sheets
1. **EASTCHESTER ARB - 11/2/17**  
2. though you have columns? So there is no depth  
3. even though you have a column. Did you ever  
4. think of putting some kind of a stone or  
5. different material in there?  
6. MR. SCAVELLI: It was proposed as  
7. painted white pressure treated wood.  
8. MS. NEMECEK: But you’re showing  
9. siding.  
10. MR. SCAVELLI: Oh, okay, you’re  
11. talking about the walls in the background.  
12. MS. NEMECEK: Right. It just looks  
13. incredibly flat. It might have do with the  
14. rendering as well, but it’s a tiny, tiny porch  
15. and you have two columns, which are now going  
16. to be square, but it still reads flat. If you  
17. could consider a different material just in  
18. that place at the entryway in that porch.  
19. MS. UHLE: Such as a stone.  
20. MS. NEMECEK: A stone, a veneer. It  
21. doesn’t have to be anything fancy. It gives a  
22. different, you know, texture and a little more  
23. interest, because right now it just reads very,  
24. very flat.  
25. THE CHAIRPERSON: I think that that

| DINA M. MORGAN, REPORTER |

---

1. **EASTCHESTER ARB - 11/2/17**  
2. would kind of dress it up.  
3. MR. GARCIA-BOU: It breaks up the --  
4. MS. NEMECEK: It's a little monotonous  
5. when you look at it, so that would give it a  
6. little more interest.  
7. THE CHAIRPERSON: The public hearing  
8. is still open. Is there anyone here from the  
9. town who would like to speak about this  
10. application? No?  
11. (No comments.)  
12. THE CHAIRPERSON: I guess at this  
13. point we could close the public hearing. I  
14. would like to make a motion to close the public  
15. hearing for Application 17-25.  
17. THE CHAIRPERSON: All in favor.  
18. (All aye.)  
19. MR. SCAVELLI: Thank you very much.  
20. MS. UHLE: Do you want me to go over  
21. the comments?  
22. THE CHAIRPERSON: Yes.  
23. MS. UHLE: To me -- even though I'm  
24. not a voting member of the board -- it  
25. definitely still looks very simple and

| DINA M. MORGAN, REPORTER |

---

1. **EASTCHESTER ARB - 11/2/17**  
2. contemporary but it looks more balanced and  
3. cohesive, so I think they were good changes,  
4. especially with the comments that the board  
5. members made just to add a little more  
6. detailing and squaring off the columns. So  
7. these are things that you would propose in the  
8. drawings that you submit to the Planning Board  
9. then. You will not have to come back here.  
10. They recommended that you just keep a  
11. simple ribbed garage door similar to what’s  
12. shown in the rendering rather than on the  
13. catalogue cut sheet. There was one I think it  
14. was called ribbed garage door, you could use  
15. that detail rather than the traditional detail  
16. that you proposed. They recommended that the  
17. front columns be square rather than round, that  
18. you just ensure that the window above the  
19. garage gable is centered, and that you consider  
20. a different material such as a stone veneer  
21. just within the porch area where the columns  
22. are located.  
23. They will vote to refer you to the  
24. Planning Board. That meeting is on  
25. November 30th, so you can -- right.

| DINA M. MORGAN, REPORTER |
EASTCHESTER ARB - 11/2/17

We would like to extend our house on the side. There already exists an extension, which was probably originally a screened-in porch -- I'm sure you've heard this sort of story before -- that was converted into internal space at some point in time -- not by us -- and we would like to demolish it and replace it with a new and different extension that is two stories and also larger in dimension than the existing previously screened-in porch.

This is a design that looks from the front of the house. So this is the original house and there currently is an extension like this and we want to replace it with this. We have some samples. The siding will be identical to what our current house has, which is a Hardie Board. We're not changing the color. The shingles will be identical also to the rest of our house. The windows will be mimics as close as possible, although the better window company has gone out of business. So our plan is to find something that is as close as possible to the windows that we have.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

THE CHAIRPERSON: The current home the trim is white and you will continue with that, the white trim?

MS. MATHEWS: Yes.

THE CHAIRPERSON: And the black shutters as well?

MS. MATHEWS: Yes, that's correct.

MR. GARCIA-BOU: The question I have is on the window, the second floor window.

What is that on top of the window; is that stained glass? What is it?

MS. MATHEWS: I would like ask Peter to answer that question. I believe that we added some moldings.

MR. COLE: It's not stained glass but it's a decorative window. We're trying to create a tray ceiling space back in here, so that would be the reflection of that coming out through the gable and through there, which is then going to be mimicked, actually, over the bathtub over the rear of the house. The house presently has some half round windows up in the

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

picture.

THE CHAIRPERSON: Any comments or questions?

MS. NEMECEK: I think it looks nice.

THE CHAIRPERSON: I'll open it to the public.

I would like to make a motion to open up Application -- what's the number, Margaret?

MS. UHLE: 17-56.

THE CHAIRPERSON: -- 17-56 for a public hearing; is there anyone here?

(No comments.)

THE CHAIRPERSON: No one here. I would like to make a motion to close Application 17-56 to the public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any other further comments from the board?

MR. GARCIA-BOU: Yes, I have a question. On the new fieldstone veneer to match existing, do you have that stone that you're going to be matching that stone exactly?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

MR. COLE: We'll try our best.

MR. GARCIA-BOU: You don't have samples of that, I assume; right?

MR. COLE: No.

THE CHAIRPERSON: Is there anything like that on the existing piece or no?

MR. COLE: The other thing is --

THE CHAIRPERSON: To salvage is what I'm saying.

MR. COLE: The other thing, since it's going to be so low to the ground, we may end up just putting stucco.

MS. MATHEWS: Or Hardie Board?

MR. COLE: Or Hardie Board.

MS. NEMECEK: What about lighting, is there going to be a light in the portico?

MR. COLE: We have a copy of the light fixtures here.

MS. NEMECEK: And those are going to be mounted on the side? Thank you.

THE CHAIRPERSON: One on each side in the portico?

MR. COLE: In the center.

THE CHAIRPERSON: In the center?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

MR. COLE: In the center. There is no room on the side.

THE CHAIRPERSON: Okay. In the center. There's the light cut.

MS. NEMECEK: How big is that going to be?

MR. COLE: (Indicating.)

MS. NEMECEK: That's tiny. Can you get it a little bigger?

MR. COLE: Whatever we can fit.

THE CHAIRPERSON: Is there anything else?

MR. GARCIA-BOU: No. I was just looking for --

THE CHAIRPERSON: I think you should be able to find something being that it's broken up in two separate pieces.

MS. NEMECEK: Are you going to be keeping the shrubs in the front where you already have the addition?

MS. MATHEWS: We're going to keep as much as we can, and anything that doesn't survive, we're going to replace with equivalently beautiful stuff. In fact, we

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

already called someone to try to move that Birch so that it could survive the renovation.

MR. GARCIA-BOU: How are the windowsills? The windowsills on the new addition, what are you doing with that?

MR. COLE: The exterior sills.

MR. GARCIA-BOU: Yes.

MR. COLE: They have just an extended sill. We're going to try to match what they have now.

MR. GARCIA-BOU: It's not clear on the drawings, that's why I'm asking.

MR. COLE: It's a 2 inch sill. You could see them. We're going to match what's there. Those are relatively new windows; right?

MS. MATHEWS: 11 years.

THE CHAIRPERSON: Anything else, folks?

(No comments.)

THE CHAIRPERSON: Margaret, were there any comments?

MS. UHLE: I don't think you had any comments, unless you wanted the comment that

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17
the light that is proposed to be in the center
of the portico should be as big as could
reasonably fit in there. The other comment
from the applicant was if they can't find the
stone to match, they may go with just stucco or
HardiePlank, which I think would be fine there.
So that's it.

THE CHAIRPERSON: So I would like to
recommend that Application 17-56 be moved along
to the Planning Board with a recommendation of
approval with the previous comment.

MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.

All aye.

THE CHAIRPERSON: Also, if you would
maybe just bring them a cut of the windows, the
new proposed window. If you have something
like from Marvin like a similar kind of thing,
that would be helpful to illustrate it.

MS. MATHEWS: Thank you.
THE CHAIRPERSON: Thank you. Good
luck with your new addition.

MR. COLE: Do you keep those copies?
THE CHAIRPERSON: Yes.

DINA M. MORGAN, REPORTER

22

EASTCHESTER ARB - 11/2/17
MR. COLE: Do we provide new copies to
the Planning Board or do we use those?
MS. UHLE: No, unfortunately, you
provide new copies with a new cover sheet to
the Planning Board. I'll come out there and
speak to you quickly.

THE CHAIRPERSON: Next up is
Application 17-39, Lake Shore Drive North --
I'm sorry, 132 Lake Shore Drive North.

MR. IANNACITO: Good evening. My name
is John Iannacito, I'm an architect, and I'm
representing Mr. and Mrs. Alberto Lugo this
evening, the owners of the subject property.
We are proposing additions and alterations to
the existing single family residence located at
132 Lake Shore Drive North.
An application for this property to
construct a one story garage was presented to
this board and approved in June of 2017, and we
are back this evening for the construction of
the second story addition over the garage,
which also required variances from the Zoning
Board.

In addition to the construction of the
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17
second story addition over the garage, we are
also proposing to enclose the area below the
existing masonry deck at the rear of the
property, which is highlighted here in yellow,
and we are also proposing to construct an
outdoor fireplace in the rear yard, which is
highlighted here.
The application for these additions
and alterations was presented to the Zoning
Board and the following area variances were
granted on October 12th, 2017:
The first was for gross floor area;
the second was for the setback between the
enclosed deck, the bottom of the deck and the
pool; and the third was for a side yard setback
to the proposed fireplace.
Here we have the second floor plan
showing the addition over the garage, which
will consist of three new bedrooms and a
hallway connecting it back to the staircase and
the bathroom, and also allow an access to a new
roof garden, which will be built over the
proposed addition that was presented last time.
Here we have the front elevation
MR. IANNACITO: Right. The reason we didn't do it at the last meeting is because we needed a variance for the gloss floor area, so we couldn't get approval for the second story until we got a variance from the Zoning Board.

THE CHAIRPERSON: Am I looking at the wrong pictures?

MR. IANNACITO: That's the existing house before.

MS. UHLE: It's such an amazing transformation.

MR. IANNACITO: The garage that's shown on there is completely -- it's just sticks right now. They haven't even put the plywood on it yet.

THE CHAIRPERSON: Okay. So it would be helpful if you brought the real existing to the -- it's kind of strange. I do remember this. I don't think it really has changed much.

MR. IANNACITO: The only thing that did change is originally we were going to keep the brick veneer on the existing house, and then they decided to do the cedar siding on.

---

MR. IANNACITO: The only thing that did change is originally we were going to keep the brick veneer on the existing house, and then they decided to do the cedar siding on.

---

MR. IANNACITO: It will have a stain on it. I think that they're leaning towards -- what's this called -- Classic American. It's like a darker brown.

MR. GARCIA-BOU: That like stone hall up and down, is that already up?

MR. IANNACITO: Which?

MR. GARCIA-BOU: The stone --

MR. IANNACITO: The tower?

MR. GARCIA-BOU: Yes, the tower.

MR. IANNACITO: Partially. It's not completely up yet all of it. The front is, but they haven't extended it through the back yet. They were holding off on cutting the existing roof until they frame this other portion.

MR. GARCIA-BOU: The glass panels, what are they; clear, dark?

MR. IANNACITO: The glass panels on.
EASTCHESTER ARB - 11/2/17

1  yes. So they're black on the outside, and I
2  think they're going to be white on the inside
3  or whatever the trim colors are going to be.
4
5  MR. GARCIA-BOU: The glass on the
6  garage, is that a mirror or is it glass?
7  MR. IANNACITO: It's going to have a
8  tint to it. You can't see directly into the
9  garage, but it's not going to have a mirror or
10  a reflection. It will reflect just like any
11  other -- like the windows in the house. We did
12  present the cut sheet for that last time but I
13  think I have a copy of it. These are the
14  doors, these are the glass panels, and this is
15  the light fixture but it's going to be in
16  black.
17
18  THE CHAIRPERSON: The doors are like
19  this one where it reflects the --
20  MR. IANNACITO: Yes. I guess it will
21  reflect just as much as any other window. It
22  doesn't have any kind of a mirror coating on it
23  or anything like that. It's a clear glass. I
24  think they have a couple of different types of
25  glass in there. It's either tinted, frosted,
26  clear. They actually installed the same door

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

1  on 65 Lake Shore Drive.
2
3  MR. GARCIA-BOU: The roof garden on
4  the top of the -- what exactly is the plan?
5  MR. IANNACITO: We met with two green
6  roof experts recently. We have two types of
7  systems that we're debating about. One would a
8  tray system which is set up on pedestals. So
9  first we're going to be a fiberglass membrane
10  on the entire roof, and then we're going to do
11  a tray system is option one.
12
13  The second option is to do a layer of
14  drainage -- a drainage bed with this
15  lightweight recycled glass aggregate and then
16  put dirt right on top of it and then grow
17  plants right on the roof.
18
19  MR. GARCIA-BOU: Okay.
20  MR. IANNACITO: So there's two
21  options. The tray you're kind of limited to
22  the types and species of plants that you can
23  use. When you do the dirt on top the roof, you
24  can actually slope the grade up and create
25  different layers of dirt and you can plant
26  larger plants and shrubs. So we're trying to
27  get some pricing from both and then we'll

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

1. from the neighborhood that would like to speak
2. about the application? Any questions from the
3. neighbors?
4. (No comments.)
5. THE CHAIRPERSON: I would like to make
6. a motion to close the public hearing.
7. MR. GARCIA-BOU: Second.
8. THE CHAIRPERSON: All in favor.
9. (All aye.)
10. THE CHAIRPERSON: Okay. Then --
11. MS. UHLE: Just referring it as
12. proposed.
13. THE CHAIRPERSON: As proposed along to
14. the Planning Board. I make a motion to refer
15. this application along to the Planning Board
16. with a recommendation for approval.
17. MR. GARCIA-BOU: Second.
18. THE CHAIRPERSON: All in favor.
19. (All aye.)
20. THE CHAIRPERSON: Thank you. Next I
21. believe is you again, John.
22. MR. IANNACITO: Yes. I think the only
23. comment was to get pictures of the --
24. THE CHAIRPERSON: Of the current

DINA M. MORGAN, REPORTER

---

EASTCHESTER ARB - 11/2/17

1. situation rather than what's there.
2. The next application is Application
3. 17-57, 7 Southeast Way.
4. MR. IANNACITO: Good evening, again.
5. John Iannacito, I'm an architect, and I'm
6. representing Mr. and Mrs. Joe Forgione this
7. evening, the owners of the property. We are
8. proposing an addition and alterations to the
9. existing single family residence located at 7
10. Southeast Way.
11. The proposed scope of work will
12. include the construction of a one story
13. addition at the front of the existing residence
14. and the construction of a covered porch at the
15. front. The construction of a one story
16. addition at the rear, highlighted in yellow
17. here, and the reconfiguration of the driveway
18. and relocation of the overhead doors to the
19. side of the property instead of the front.
20. We're also proposing new dormers at the front
21. and at the rear of the existing residence.
22. Here we have the existing and proposed
23. front elevation. So we're basically creating a
24. new gable end to match the gable end on the

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

1. THE CHAIRPERSON: I'm glad that you're keeping it.
2. MS. NEMECEK: Yes, it's beautiful.
3. THE CHAIRPERSON: It's really nice.
4. It's beautiful. There's nothing really that compares to that.
5. MS. NEMECEK: I do have a question about the three front doors. If this were the back of the house, three doors would seem appropriate. Because it's the front of the house, why would you have three front doors?
6. MR. IANNACITO: Well, I think the idea was to kind try to centralize the entrance instead of having it off to one side. So we're basically going to have three French doors but two of them will be fixed. They'll look like doors but they're not actually going to be doors.
7. MS. NEMECEK: Well, then a suggestion may be is to have full glass French doors.
8. MR. IANNACITO: All the way down?
9. MS. NEMECEK: All the way day.
10. MR. IANNACITO: I was thinking about making that a three quarter maybe instead of

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

1. full. I used the three quarter in a similar design.
2. THE CHAIRPERSON: So then which is the real front door?
3. MR. GARCIA-BOU: The one on the left.
4. MS. NEMECEK: That one is.
5. MR. IANNACITO: But the pathway will lead you right into the center, and it will be landscaped on both sides.
6. MS. NEMECEK: The only thing with the three front doors all the same, it looks a little like the clubhouse. It's just a little too rigid. I think if you have -- I know it would be then -- I agree with you then that three quarter glass because it would be the active front door, you don't want it full.
7. MR. IANNACITO: I think their existing house has the three doors also right now. I've done a couple of houses in Bedford with the three front doors and it seems to work out.
8. THE CHAIRPERSON: Not this existing house, another existing house?
9. MR. IANNACITO: Yes. Well, the house they just sold on Hewitt had the three front

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

over to the side.

MR. GARCIA-BOU: The glass is I would
say a clear?

MR. IANNACITO: Clear glass, yes.

MR. GARCIA-BOU: Are you putting those
lights that they have in the pictures too?

MR. IANNACITO: Which lights? No, I
think they’re a little different.

THE CHAIRPERSON: It looks pretty
similar.

MR. IANNACITO: There are so many
different options on lights these days.

THE CHAIRPERSON: I make a motion to
open Application 17-57 for a public hearing.

MS. NEMECK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here from the
audience wish to speak about the application?

No? Sure. Come to the podium and name and
address.

MR. GALLO: My name is Frank Gallo,
I’m the owner of the next door property, 150
Overhill Road.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

THE CHAIRPERSON: Okay.

MR. GALLO: Our only concern would be
landscaping between the two properties. There
is a driveway that’s going to be coming very
close to our property line, so I just want to
make sure that the -- I think Mr. Forgione says
that he will do that, and I have the faith that
he will.

THE CHAIRPERSON: Okay. Maybe, John,
you could point that out where that is on the
plan and exactly what he is referring to.

MR. IANNACITO: He is referring to
this area here where the driveway is going to
come over to the side so you could get into the
new garage. The overhead door is here. So a
row of planting along the property line.

MR. GALLO: There’s also a slight
elevation change, so we just want to make sure
that whatever construction is taking place is
not affecting us on our side. That’s our
concern. Otherwise, thank you.

MS. UHLE: John, is there existing
landscaping that will remain, hemlocks, or is
it something you’re proposing?

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

THE CHAIRPERSON: All in favor.

(All aye.)

MS. UHLE: He is going to add the proposed lights to the elevations; correct?

MR. IANNACITO: Correct.

MS. UHLE: Then maybe when you do come to the Planning Board, if you could just address the neighbor's concerns about the planting so that everyone is clear what the concern is.

MR. IANNACITO: Yes, I'll take a look at the site. If we do need to do a retaining wall, I'll provide a detail. Also, we're going to change the doors from half glass to three quarter glass.

MS. UHLE: That's right, either full glass or three quarter glass but it sounds like you're going to three quarter.

MR. IANNACITO: Three quarter.

MS. UHLE: Okay.

THE CHAIRPERSON: So I would like to make a motion to send Application 17-57 along to the Planning Board with those recommendations.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Last but not least, Application 16-30, 760 White Plains Road.

MS. UHLE: And that's John again.

THE CHAIRPERSON: And that's John again.

MR. GARCIA-BOU: John again.

MR. IANNACITO: Good evening, again.

John Iannacito, I'm an architect, and I'm representing Post Road Realty, LLC and Jamal Hadi, the owner of the property, who is with me this evening way in the back.

So we are proposing additions and alterations to the existing structure located at 760 White Plains Road. The existing structure is currently 4,310 square feet and it's used for a hair salon on the ground floor and offices for Keller Williams Realty on the first, second, and third floors. The proposed addition will add 490 square feet and will create additional office space. The hair salon space will be eliminated, and the entire

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

building will be occupied by the real estate group.

The proposed scope of work will include a two story addition at the front of the existing structure, which is highlighted here in yellow or green; reconfiguration of the existing roof and third story; interior alterations on the ground floor, first floor, and second floor, facade alterations; and site alterations including the reconfiguration of the existing retaining wall along the front of the property to create a new sidewalk level entry. Right now the public needs to come up a flight of stairs in order to get into the building, so we're going to eliminate the earth in front of the building in order to create a sidewalk level entry.

The application was initially presented to the Planning Board on December 1st, 2016, and then referred to the Zoning Board on April 27th, 2017. Since the initial application or presentation, the application has been revised multiple times. We started out with a much larger addition, and

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

then based on comments we received from both the public and from the board, we reduced the size and scope of the project. Then the Zoning Board granted the following area variances on October 12th, 2017:

The first was for the first side yard setback, the second was for a second side yard setback, and the third was for the number of off-street parking spaces.

Here we have the existing and the proposed elevations. So here's the front elevation with the retaining wall and the entrance up at the well call that the first floor level and we'll call this the ground level. So we're going to remove that retaining wall and create a new entry at the ground level. This is the new two story addition at the front of the existing, and then reconfiguration of the roof. So we'll remove the hip roof and create a new flat roof on the third floor. Here is the side showing removal of the hip roof, the two story addition. This is the existing building without the hip roof.

At the rear and the right side, same thing,

DINA M. MORGAN, REPORTER
basically the existing footprint stays the same, we're just going to refinish the facade and get rid of the hip roof and create a flat roof at the top. Here is the street-scape showing the existing structure next to a contemporary structure here, which is the bank, and then the restaurant on the corner of Wilmot Road, and here is the new proposed addition in relation to those two structures. Here is a rendering of the front facade showing the proposed materials. The new wall surfaces on the front facade here we're going to have a stone veneer finish. On the facades for the back, it's going to be a gray stucco finish. The windows will be aluminum clad in a black finish, and the railings will also be aluminum in a black finish. On the stone, we have -- I have pictures of other buildings and then samples of the stone. This is what we're trying to achieve with the stone, this banding effect of different stones. This is made up of five different types of stones, colors, and textures. Some are rough and some smooth. They're set up in different patterns in order to create this banding effect. Basically, from speaking to the manufacturer, we'll send them an elevation and we'll tell them which colors we want, the five different stones, and then they will come up with a pattern for us and we can mix and match and move them around.

MR. GARCIA-BOU: They come as pre-fab panels?

MR. IANNACITO: No, they come in 12 inch, regular size, 4 inches thick, 12 inches high, 8 inches and 4 inches. You just keep the band consistent.

THE CHAIRPERSON: How do they attach to the building?

MR. IANNACITO: It's a 4 inch stone veneer, so we'll frame it and then we'll use anchors. Just like you would do with a veneer or any other stone veneer. Then the stucco, we're going to use a stucco in a gray finish. I have a sample of that, which is here. The aluminum cladding --

MR. GARCIA-BOU: What's the finish on

MR. IANNACITO: So we can put it here.
EASTCHESTER ARB - 11/2/17

1 adjust the grade. No green space at all?
2 MR. IANNACITO: We have green space
3 here in the front. So we have a 10 foot
4 setback from the --
5 THE CHAIRPERSON: Which used to be
6 kind of walled up. Now it's more at ground
7 level.
8 MR. IANNACITO: So we do have this
9 space here that will be some type of green
10 space. We'll have an entrance, a pathway going
11 to the front entrance, and then another walkway
12 leading to the side staircase. This is a stone
13 retaining wall that will be extended out and
14 then match the wall that runs towards Wilmot
15 Road. So that will be the same material.
16 That's in the rendering here. We may have some
17 of that wall come in front here depending on
18 the slope of the sidewalk, so that will create
19 this little courtyard effect.
20 MS. UHLE: You haven't really spelled
21 out where the pavement is and where the
22 landscaping is on your site plan yet.
23 MR. IANNACITO: I haven't done
24 anything with landscaping.
25
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

1 Eastchester Arb - 11/2/17
2 seen from the front, that space?
3 MR. IANNACITO: If we look at the roof
4 plan, this is the enclosed space, and then we
5 have outdoor space here, which we were just
6 going to leave open as a balcony, and then we
7 can utilize this space back here for
8 mechanicals. So from the street you would
9 never see them because they would be behind.
10 We are planning to bring these walls here --
11 these two walls up a little bit so we can
12 conceal the equipment.
13 THE CHAIRPERSON: I would like to make
14 a motion to open up Application 16-30, 760
15 White Plains Road, to a public hearing.
16 MR. GARCIA-BOU: Second.
17 THE CHAIRPERSON: All in favor.
18 (All aye.)
19 THE CHAIRPERSON: Is there anybody
20 here who wants to speak about the application;
21 for, against, anything in between?
22 (No comments.)
23 THE CHAIRPERSON: So I will make a
24 motion to close the public hearing for
25 Application 16-30, 760 White Plains Road.
26
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

1 MS. UHLE: I don't even mean just
2 landscaping, I mean you don't have the walkways
3 or anything in yet, do you? I don't see them
4 on the plan.
5 MR. IANNACITO: I didn't even look at
6 this front space at all. We can come back for
7 a separate application for that if we had to.
8 MS. UHLE: I think for the Planning
9 Board.
10 MR. IANNACITO: Yes, I could do it for
11 the Planning Board. The only thing is if I
12 have to get something done by a landscape
13 architect, I don't know if I will have time to
14 get it done by the 9th.
15 MS. UHLE: We can talk about it.
16 MR. IANNACITO: Okay. The walkways
17 are easy, but the landscaping --
18 MR. GARCIA-BOU: All the mechanical
19 units, where are they going to be?
20 MR. IANNACITO: Everything is going up
21 on the roof. There's a crawl space at the
22 rear, and then there's going to be space at the
23 back.
24 MR. GARCIA-BOU: It's not going to be
25
DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/2/17

MR. IANNACITO: You have to officially approve it.

MS. UHLE: Oh, you haven't done that yet?

THE CHAIRPERSON: I would like to make a motion to approve Application 16-30, 760 White Plains Road, along with a recommendation for approval.

MR. IANNACITO: Thank you.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MS. UHLE: You could approve the new minutes.

MR. IANNACITO: Happy holidays to everyone because we won't see you again until next year.

MS. UHLE: That's right.

THE CHAIRPERSON: The June minutes, there's enough of us here to approve; right?

MS. UHLE: Yes, all of you.

THE CHAIRPERSON: Any comments on the minutes at all?

MR. GARCIA-BOU: No.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/2/17

MS. NEMECZEK: No.

THE CHAIRPERSON: So then I would like to make a motion to approve the June minutes.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)


I would like to make a motion to close the ARB meeting for November 2017.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

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 20th day of November, 2017.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER