1. EASTCHESTER ARB - 2/1/18

2. THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for February 1, 2018. Would you all please rise for the Pledge of Allegiance.

3. (Whereupon the Pledge of Allegiance was said.)

4. THE CHAIRPERSON: Would you call the roll?


7. M.S. UHLE: Laura Raffiani.

8. THE CHAIRPERSON: Present.


11. M.S. UHLE: Einda McIntyre and Silvio Luca cannot make it this evening.

12. THE CHAIRPERSON: Okay. Are the nameplates right?


14. THE CHAIRPERSON: Thank you. So first up, Application 17-43 for 78 Lakeview Avenue. Hello and welcome. If you could just go by the microphone, please. You can move the...
EASTCHESTER ARB - 2/1/18

those up to the board, please?

MR. BRANDFONBRENER: All of them?

THE CHAIRPERSON: Yes.

MR. BRANDFONBRENER: Okay.

THE CHAIRPERSON: The center one.

Okay.

MR. BRANDFONBRENER: The windows will
be a white clad Andersen 400.

MS. NEMEZEK: And white trim, I guess?

MR. BRANDFONBRENER: Primarily white
PVC trim.

MR. GARCIA-BOU: And the entrance
door, what kind of finish is that?

MR. BRANDFONBRENER: It's not
necessarily designed at this point, but
probably white wood clad -- let me back up --
white painted wood door, solid wood door.

MS. UHLE: Josh, could you go back to
the microphone because we have a stenographer
that records these.

MR. BRANDFONBRENER: Sure. That would
be a painted wood door. Not an embossed metal
door, a painted wood. Most likely something
like a Simpson door.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 2/1/18

THE CHAIRPERSON: You would need to
bring that with you to the Planning Board at
the next meeting, cuts of whatever lighting,
the doors, the garage doors that kind of shows
really on the elevation. Also, because it is a
new construction, I'm not sure, did you
indicate where the air conditioning and those
kind of units are?

MR. BRANDFONBRENER: We did. There
will be two condensers. They'll be mounted on
grade on pads in the rear yard under the raised
porch.

MS. UHLE: They're shown on the
supplemental submission.

MR. BRANDFONBRENER: We added that to
the site plan. Since we have a little bit of
pitch to the site, we have a raised deck in the
back, which gives us a good place to put those
under.

THE CHAIRPERSON: Okay. Good.

MR. GARCIA-BOU: What's the
manufacturer of the windows you mentioned?

MR. BRANDFONBRENER: Andersen 400
Series.

DINA M. MORGAN, REPORTER
them on the bottom, you would just have them on the second floor?

MR. BRANDFONBRENER: Just on the second floor and just on the front facade.

MR. GARCIA-BOU: On the first floor, the two windows they're looking like a -- that's going to be siding too in there where it shows like there is no finish shown on the first floor?

MR. BRANDFONBRENER: That will be stucco.

MR. GARCIA-BOU: Stucco?

MR. BRANDFONBRENER: Stucco on the exposed foundation. Again, it's sort of beige and grays.

THE CHAIRPERSON: Not on the exposed foundation, I think what he means is underneath the porch.

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: Is that stucco?

MR. BRANDFONBRENER: You mean the lattice? That would be --

THE CHAIRPERSON: I'm sorry, the first floor above the lattice. In here.

DINA M. MORGAN, REPORTER

MR. BRANDFONBRENER: That would be clapboard as well. That was just eliminated for the drawing. All of the wood above the sill will be clapboard, the same Hardie Board clapboard. Here?

MS. NEMECEK: Yes.

MR. BRANDFONBRENER: Yes, that would be clapboard.

THE CHAIRPERSON: I would like to make a motion to pass along --

MS. UHLE: Did you close the public hearing or did I miss that?

THE CHAIRPERSON: No, I didn't. I would like to make a motion to close the public hearing for Application 17-43.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(The aye.)

THE CHAIRPERSON: I would like to make another motion to send Application 17-43 along to the Planning Board with those small recommendations of bringing those samples and cuts.

MR. BRANDFONBRENER: The doors and

DINA M. MORGAN, REPORTER
front door and garage door which will have a
natural oak stain. Also, the chimney as well
will be clad in the same brick veneer.

The front street-scape, the house on
the left is 84 Webster Road and then the
project to the right is the next project in
front of us.

As far as the windows, as well similar
Andersen 400 Series windows with the divided
light as depicted throughout the elevations.

The site plan, the condensers are
located in this project on the right-hand side,
so it's adjacent to our next proposed project
as well it has landscape screening. There is a
landscape plan provided, Anthony Acocella. I
believe on this there is an existing tree in
the front, it's basically on the property line,
that tree will be removed. It doesn't have
great life in it right now. There's one other
tree on the next lot that's going to be
removed. Those are the only two trees that are
actually being removed on the project.

THE CHAIRPERSON: Is there a landscape
plan?

DINA M. MORGAN, REPORTER

MR. MAIORANO: It should be attached
on the end.

I tried to keep the color schemes
similar to the house to the left on this lot,
and then the next one is kind of similar to the
house on the right, so it kind of mingles in
the neighborhood.

MR. GARCIA-BOU: The two side lights
on the entrance doors, are they --

MR. MAIORANO: They are behind the
columns, so maybe you can't see them. There
will be recessed high hats on the front portico
and the accent roof above the garage, and then
on the elevations there's a catalogue. So it's
two in the front door and then one in the rear
sliding door in the back.

MR. GARCIA-BOU: Okay.

THE CHAIRPERSON: Andersen Series 400,
is that a simulated divided light?

MR. MAIORANO: Yes, simulated divided.
So it's just the divided light on the top
panels.

THE CHAIRPERSON: This one is like a
six over one?
EASTCHESTER ARB - 2/1/18

MR. MAIORANO: A little bit, yes.

It's kind of a rustic brick, so it has different shades of different colors. There's only a little bit amount of brick on it, so to make it pop a little bit there's different shadows of it. I should have probably got a piece from another house.

THE CHAIRPERSON: I'm sorry.

MR. MAIORANO: I could get a sample.

THE CHAIRPERSON: When you come to the Planning Board, I think it would be helpful.

MR. MAIORANO: Sure.

THE CHAIRPERSON: Do we want to look at the other location or just kind of take them individually?

MR. GARCIA-BOU: Maybe, because they're side to side.

MS. NEMECEK: I think we should do them together, yes?

MS. UHLE: It's up to you guys.

Whatever you feel more comfortable. You have enough questions with this one, so you just want him to go on to the other one?

THE CHAIRPERSON: Yes, go on to the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 2/1/18

other one I think.

MS. UHLE: Then open up the public hearing for both of them.

MR. MAIORANO: So again, with the same thoughts in mind as Lot 1, this one is actually 76 Webster Road, same concept, but this sort of has more of sort of a sort of a craftsman feel to it. Again, same one car garage door on the front elevation. On the front porch, the back will be a stone veneer. The roof above is also an asphalt shingle roof, this one is a pewter gray, it's a little lighter tone. All of the trim, accents, and soffits will be a white AZEK. The front door and the garage door are also Clopay doors, those are actual white. Siding is a fiber cement board siding, it's I believe granite gray. Similar to the other one, Andersen 400 Series windows. This one has just the four over one divided lights, those are simulated divided. There is, again, another accent AZEK pergola over the garage roof to break that kind of distance from the window above the garage door to the garage door. Similar lighting. There's a soffit

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 2/1/18

from the board or questions regarding these two applications?

MR. GARCIA-BOU: I have a question on 18-01. The chimney, the cap on top, what is the finish?

MR. MAIORANO: That's a steel chimney cap.

MR. GARCIA-BOU: On 18-01.

MR. MAIORANO: Lot 1?

MR. GARCIA-BOU: Lot 1.

MR. MAIORANO: Oh, it's a blue stone cap.

MR. GARCIA-BOU: Blue stone?

MR. MAIORANO: Yes.

MS. NEMECK: I have a question. Why are you doing a permeable paver on one driveway and not the other?

MR. MAIORANO: Okay. Very good question. So in the field test results when they did the percolation tests and deep hole tests, it was pretty much like night and day; one lot had very good results and the other lot didn't. So in order to help alleviate so many dry wells on that Lot 1, we decided to do.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 2/1/18

permeable pavers because, again, there's not a lot of room with utilities and everything to help mitigate the storm water. Also, we're still putting in trench drains as well and capturing it --

MS. NEMECK: Yes, I saw that.

MR. MAIORANO: -- But a certain percentage we could alleviate from the driveway. It's a low pitched driveway, there's not really much of a slope to it, so it will capture a lot of that water. The other one we're doing regular pavers because they had very good results but they're sort of matching.

THE CHAIRPERSON: Where did you pick that up actually?

MS. NEMECK: It's on each of these. This one is permeable, that's not. They're kind of on one big lot.

MS. UHLE: One thing that this applicant is doing, they're technically only required to provide storm water facilities for the net increase in runoff compared to the existing conditions, they're actually providing facilities for all impervious services.

THE CHAIRPERSON: So the October and.

DINA M. MORGAN, REPORTER
November minutes. Any comments or questions about those, any corrections to those two minutes?

(No comments or questions.)

THE CHAIRPERSON: I would like to make a motion to approve the minutes of the October 5th, 2017 ARB meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: I would like to make a motion to approve the minutes from the November 2nd, 2017 ARB meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you, everyone, for attending, those of you who came, and goodnight.

MS. UHLE: Thank you, everyone.

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 28th day of February, 2018.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER