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MR. MCINTYRE: No.

THE CHAIRPERSON: I would like to make a motion to approve the minutes from November 2016.

MS. NEMECKE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: On to the first application. Both applications are new business and both are related. I think we’ll take a look at them one by one. First up is Application 17-03, 42 Lakeview Avenue, lot 1, on the right side.

MR. MAIORANO: Good evening, Chair, board members. My name is Adam Maiorano from Community Designs on behalf of the applicant, Carmelo Abate.

We are proposing a single family dwelling located at 42 Lakeview Avenue. This is part of a two lot subdivision. So currently there is an existing single family dwelling there, as well as a detached garage, driveway, and other impervious surfaces that will all be removed from the site.

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comparison with -- lot 2 is next and this is
the adjacent house next to it. It's sort of on
a slope. It's located on a hill, so that idea
of the garage is always kind of on the lower
portion of the lot as it goes down the street.

THE CHAIRPERSON: Do you have samples
of the material?

MR. MAIORANO: Yes, sure.

MR. MCINTYRE: Do you have any
photographs of the adjacent properties?

MR. MAIORANO: To the right is 36
Lakeview and to the left is our proposed
residence lot 2 and to the left of that is 46
Lakeview. It's a little bit hidden because of
the tree in front of the house, but it shares
similarities to lot 2.

MR. MCINTYRE: So the existing
property had a -- sort of was closer to the
house on -- was kind of more on lot 2 right
now?

MR. MAIORANO: Yes, but somewhat in
the middle, but yes, it was further to the left
on lot 2, and then there's a detached garage
that was really on lot 1.

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driveway -- on the right-hand side you could
see 36 has a driveway, so it seems like there's
a little bit bigger -- but yes, that house on
26 is fairly taking up the whole lot. You
could see it's a rather large driveway.

MR. MCINTYRE: That's 36; right?

MR. MAIORANO: Yes -- uh, 26.

THE CHAIRPERSON: 26 is the one
directly to the right of you?

MR. MAIORANO: 36 is directly to the
right and then 26 is to the right of that.

MS. UHLE: The building footprints are
shown on the area map. 36 has a really
non-conforming setback. 26 looks like it's
pretty typical.

MR. MAIORANO: Exactly.

MR. MCINTYRE: Okay. All right. So
there is some sort of a rhythm.

MR. MAIORANO: Exactly.

MR. MCINTYRE: Do you want to flip
back again? So what's the separation -- what's
the proposed separation between house number 1,
neighbor; house number 2, neighbor?

MR. MAIORANO: So the house that we're

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looking at, lot 1, on the left-hand side is 8
feet and the right-hand side is 9. Lot 2 is 9
feet on the right -- same thing, 9 feet on the
right, 8 on the left, and the house to the left
of that is probably about -- I don't know the
exact dimension -- it's probably about 8 or 9
foot that's supposed to be in that R-5 zone.
The only thing is the house on the right, 46,
is non-conforming, so there's only maybe 3 or
4 feet.

MR. MCINTYRE: How are you demising
the property lot number 1 and property 2; are
you going to put a fence, shrubbery?

MR. MAIORANO: There is a landscape
plan. It should be in the packet. They're
going to do landscaping along the property
line.

MR. MCINTYRE: What is it?

MR. MAIORANO: Not a fence.

MR. MCINTYRE: Is it bushes; is it a
fence?

MR. MAIORANO: There's --

MR. MCINTYRE: So it's just little
dogwoods or something like that?

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MR. MAIORANO: Exactly. It's mostly landscaping along that to buffer it. There is a stone retaining wall on the right-hand side that's existing that's going to stay and above that retaining wall we're going to put some landscaping.

MS. UHLE: Would you like to see a copy of the drawings? I could bring them up to you if you want to look at them.

MR. MCINTYRE: So that double door on the second floor above the front door --

MR. MAIORANO: Is it in the master bedroom. It's like a Romeo and Juliet. It's in the master bedroom.

As far as the reasoning behind the street-scape, we tried to take some ideas of the house adjacent to it and tie it into our design, dormer on the left, dormer on the left, hip roof on the adjacent house to the right is similar.

MR. MCINTYRE: Can I see the sample board again? So the HardiePlank, is it sort of cream color?

MR. MAIORANO: Yes. I'm sure you've seen it a million times. This is the actual board.

MR. MCINTYRE: Okay.

THE CHAIRPERSON: I would like to make a motion to open Application 17-03 for a public hearing if there's anyone here.

MR. MCINTYRE: I second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: If there's anyone here from the audience that has any questions or that would like to make any comments about this application, please come up to the podium and state your name and address. I guess nobody.


THE CHAIRPERSON: Any comments?

(No comments.)

THE CHAIRPERSON: We'll wait to the end and when we close the other one, we'll close them both together in case somebody has a question regarding this one.

MS. UHLE: Sure, that's fine.

THE CHAIRPERSON: Any more questions?

MR. MAIORANO: Yes.

THE CHAIRPERSON: Next up, Application 17-04, which is the house to the left of this one.
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MS. UHLE: Consecutive?

MR. MAIORANO: Yes. Budget wise too

it's tough to build two.

THE CHAIRPERSON: Were the windows on
both of them simulated divided lights?

MR. MAIORANO: Yes. So this one --
again, the houses have a little different
character on each one. This one has -- they're
both simulated divided; this has the middle
divider, the other one has more of the colonial
divided lights. So as depicted in the

elevation, it's the divided SDL's.

MR. MCINTYRE: Should there be
railings off the sliding doors on the back of
the house down those one, two, three, four
steps?

MR. MAIORANO: From the height we're
trying to avoid having the railings, but if
they would, it would be a metal railing similar
to the steps going down to the basement.
Against the house there wouldn't be because it
has that jog, but on the right-hand side there
would be a railing, yes. I have to check the
exact height for that.

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MS. UHLE: When do you require a
railing?

MR. MAIORANO: Four or more risers.

MR. MAIORANO: We have three, and then
you'll step into the door. It will probably be
a 4 inch step in the door.

MR. MCINTYRE: All I'm saying is if
you need a railing on it, then it should be
picked up before it goes to the Planning Board.
It looks like it's four risers to me, but
again, that's just an easy fix, an easy
revision to the drawing.

THE CHAIRPERSON: Sorry, I may have
missed the previous question but did you ask
him what the railings were made out of?

MR. MCINTYRE: No. I just talked
about the railing in the back.

THE CHAIRPERSON: On the front of the
house, those railings.

MR. MAIORANO: That's like a Trex PVC
railing on the front of the house to go with

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THE CHAIRPERSON: And they don't rust.

MR. MAIORANO: Yes. It's a lifetime
material.

MR. MCINTYRE: The Cambridge
interlocking retaining wall and steps, that's
similar to the picture you have here; it almost
looks like stone --

MR. MAIORANO: Exactly.

MR. MCINTYRE: -- as opposed to the
unlock?

MR. MAIORANO: Exactly. It's supposed
to tie into the color of the stone of the house
too. They compliment each other, as depicted
there.

MR. MCINTYRE: So you have that and
then you have the seven, which is the thin cut
veneer; right?

MR. MAIORANO: Exactly. That's on the
house, and then the retaining wall is the
interlocking retaining wall.

MR. MCINTYRE: So it's on the house?

MR. MAIORANO: Yes, exactly.

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THE CHAIRPERSON: That's nice.

MR. MAIORANO: Well, building wise too
engineered wall is easier to build than having
a stone wall, block, and footing.

MR. MCINTYRE: Okay. Do you want to
see if there is anybody that wants to talk
about it?

THE CHAIRPERSON: I would like to make
a motion to open up Application 17-04 for a
public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here
that would like to have any questions or make
any comments about this application or both of
them? Anybody? No?

(No comments.)

THE CHAIRPERSON: At this point, I
think we can close the public hearing for both
Applications, 17-03 and 17-04.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

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MR. MCINTYRE: So -- sorry.
THE CHAIRPERSON: Go ahead.
MR. MCINTYRE: So in elevation number 3, right side elevation, that window --
MR. MAIORANO: It’s in the master bedroom but above the --
MR. MCINTYRE: On the ground floor, right inside the -- that one -- no, that one.
Is that supposed to have some sort of crown on it?
(Indicating.)
MR. MAIORANO: Very good eye. The crown molding on top of that is missing. Sometimes the computer goes crazy. So all the windows will match, the same molding pieces.
MR. MCINTYRE: That’s fine. Which one is going to go first, one or two?
MR. MAIORANO: This one.
(Indicating.)
MR. MCINTYRE: Okay. I guess the condensers are going to be on the --
MR. MAIORANO: This one is on the right side facing our development on the right side and the other one is on the left side.

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They’re facing each other, not the neighbor’s property.
THE CHAIRPERSON: What’s the color of the standing seam roof.
MR. MAIORANO: It’s right here. It’s charcoal.
MR. MCINTYRE: The profiles on the windows, are they sort of slender as you draw them?
MR. MAIORANO: Those I had dividers in the middle.
MR. MCINTYRE: But are they nice and skinny like that? It’s nice. I like them.
MR. MAIORANO: It’s like a Victorian kind of look.
MR. MCINTYRE: Anything else?
THE CHAIRPERSON: I don’t think so.
MR. MCINTYRE: Okay.
THE CHAIRPERSON: I don’t think there were any --
MS. UHLE: The only comment was if a railing is necessary on the back steps of the house on the right, just show it, and just correct the drafting error with regard to the.

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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 24th day of February, 2017.

DINA M. MORGAN
Court Reporter

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