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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 2, 2017

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

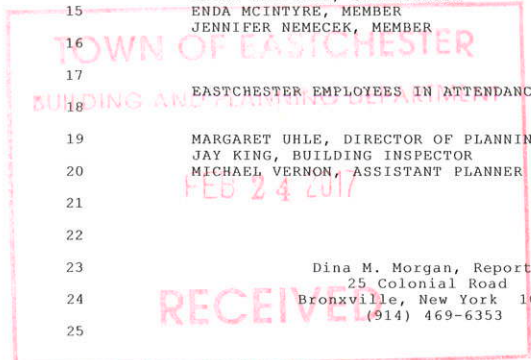
LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

DINA M. MORGAN, REPORTER



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EASTCHESTER ARB - 2/2/17

MR. MCINTYRE: No.

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

MS. NEMECEK: 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 Adamo 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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EASTCHESTER ARB - 2/2/17

THE CHAIRPERSON: Good evening, everyone, and welcome to the February 2nd, 2017 Architectural Review Board meeting.

Would you all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Both Carlos Garcia-Bou and Silvio Luca indicated that they would not be able to attend the meeting tonight.

THE CHAIRPERSON: So, Margaret, I think we have enough people here tonight to approve the minutes from the November meeting.

MS. UHLE: Yes, November 3rd.

THE CHAIRPERSON: So any comments?

MS. NEMECEK: No.

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EASTCHESTER ARB - 2/2/17

As far as the house that we're looking at now on lot 1, what we tried to do is take advantage of the topography. We located the garage in the basement level. The front portion of the house will be a stone veneer, it's a square and rectangular cut stone. The top half will be a HardiePlank shake shingle and the rest will be sided with straight lap Hardie Board siding. The roof is an asphalt shingle roof. It's actually American harvest saddle wood ranch, so it has some pops of color to it. The garage and front door, as depicted there, is a steel door insulated with composite wood grain overlay. The accents and all the trim are a white AZEK. As far as decorative corbels, they are an AZEK product, and the bay window as well has recessed panels that are AZEK with a copper roof above that.

That's somewhat it in a nutshell. Any questions?

THE CHAIRPERSON: Yes, the street-scape.

MR. MAIORANO: This is the street-scape of what it looks like in

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1 EASTCHESTER ARB - 2/2/17
2 comparison with -- lot 2 is next and this is
3 the adjacent house next to it. It's sort of on
4 a slope. It's located on a hill, so that idea
5 of the garage is always kind of on the lower
6 portion of the lot as it goes down the street.

7 THE CHAIRPERSON: Do you have samples
8 of the material?

9 MR. MAIORANO: Yes, sure.

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

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

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

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

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1 EASTCHESTER ARB - 2/2/17
2 driveway -- on the right-hand side you could
3 see 36 has a driveway, so it seems like there's
4 a little bit bigger -- but yes, that house on
5 26 is fairly taking up the whole lot. You
6 could see it's a rather large driveway.

7 MR. MCINTYRE: That's 36; right?

8 MR. MAIORANO: Yes -- uh, 26.

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

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

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

17 MR. MAIORANO: Exactly.

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

20 MR. MAIORANO: Exactly.

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

25 MR. MAIORANO: So the house that we're

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1 EASTCHESTER ARB - 2/2/17
2 MR. MCINTYRE: Because if you flip
3 back to your street-scape -- just to try and
4 get a sense -- it does look like even with the
5 two houses that's where the existing house is
6 right now, because there is some sort of a
7 rhythm to the spacing of the homes; right?

8 MR. MAIORANO: Exactly, yes.

9 MR. MCINTYRE: Even though you're
10 working with a 3 and a half foot side yard
11 setback.

12 MR. MAIORANO: Exactly. The problem
13 is the house on the right is existing
14 non-conforming. It is very close to the
15 property. So we did put the 9 foot setback on
16 the right-hand side to give it a little more
17 space. The left-hand side is 8 feet and we
18 gave another 9 feet to get more width there.

19 MR. MCINTYRE: If we were to look at
20 the next house on the right -- it's off the
21 page -- what sort of a setback would be on
22 that? Is it in keeping with the 16 feet that,
23 you know, exists on the four homes that you
24 show or is it a --

25 MR. MAIORANO: Well, there's a

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1 EASTCHESTER ARB - 2/2/17
2 looking at, lot 1, on the left-hand side is 8
3 feet and the right-hand side is 9. Lot 2 is 9
4 feet on the right -- same thing, 9 feet on the
5 right, 8 on the left, and the house to the left
6 of that is probably about -- I don't know the
7 exact dimension -- it's probably about 8 or 9
8 foot that's supposed to be in that R-5 zone.
9 The only thing is the house on the right, 46,
10 is non-conforming, so there's only maybe 3 or
11 4 feet.

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

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

19 MR. MCINTYRE: What is it?

20 MR. MAIORANO: Not a fence.

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

23 MR. MAIORANO: There's --

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

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1 EASTCHESTER ARB - 2/2/17
 2 MR. MAIORANO: Exactly. It's mostly
 3 landscaping along that to buffer it. There is
 4 a stone retaining wall on the right-hand side
 5 that's existing that's going to stay and above
 6 that retaining wall we're going to put some
 7 landscaping.
 8 MS. UHLE: Would you like to see a
 9 copy of the drawings? I could bring them up to
 10 you if you want to look at them.
 11 MR. MCINTYRE: So that double door on
 12 the second floor above the front door --
 13 MR. MAIORANO: Is it in the master
 14 bedroom. It's like a Romeo and Juliet. It's
 15 in the master bedroom.
 16 As far as the reasoning behind the
 17 street-scape, we tried to take some ideas of
 18 the house adjacent to it and tie it into our
 19 design, dormer on the left, dormer on the left,
 20 hip roof on the adjacent house to the right is
 21 similar.
 22 MR. MCINTYRE: Can I see the sample
 23 board again? So the HardiePlank, is it sort of
 24 cream color?
 25 MR. MAIORANO: Yes. I'm sure you've
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1 EASTCHESTER ARB - 2/2/17
 2 seen it a million times. This is the actual
 3 board.
 4 MR. MCINTYRE: Okay.
 5 THE CHAIRPERSON: I would like to make
 6 a motion to open Application 17-03 for a public
 7 hearing if there's anyone here.
 8 MR. MCINTYRE: I second that.
 9 THE CHAIRPERSON: All in favor.
 10 (All aye.)
 11 THE CHAIRPERSON: If there is anyone
 12 here from the audience that has any questions
 13 or that would like to make any comments about
 14 this application, please come up to the podium
 15 and state your name and address. I guess
 16 nobody.
 17 MR. MCINTYRE: Is anybody here? No.
 18 THE CHAIRPERSON: Any comments?
 19 (No comments.)
 20 THE CHAIRPERSON: We'll wait to the
 21 end and when we close the other one, we'll
 22 close them both together just in case somebody
 23 has a question regarding this one.
 24 MS. UHLE: Sure, that's fine.
 25 THE CHAIRPERSON: Anymore questions
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1 EASTCHESTER ARB - 2/2/17
 2 from the board?
 3 MS. NEMECEK: No.
 4 MR. MCINTYRE: Any comments, Jennifer,
 5 regarding the landscaping?
 6 MS. NEMECEK: Well, it's a little
 7 boring but other than that --
 8 MS. UHLE: Do you have comments on
 9 this one before he goes to the second one?
 10 THE CHAIRPERSON: No. I think all in
 11 all it's looking pretty nice. Materials are
 12 nice, it seems to work with the street-scape
 13 and compliment each other as well.
 14 Can we open the other one up and
 15 then just make --
 16 MS. UHLE: Well, have him do -- you
 17 didn't present the other one yet; right?
 18 MR. MAIORANO: I did not.
 19 MS. UHLE: He can present the other
 20 one and then the public hearing.
 21 THE CHAIRPERSON: Next up, Application
 22 17-04, which is the house to the left of this
 23 one.
 24 MR. MAIORANO: So, yes, lot 2 sharing
 25 very similar principals to lot 1, with
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1 EASTCHESTER ARB - 2/2/17
 2 obviously trying to make the appearance
 3 different as well but still share similar
 4 qualities. On this house, the garage is
 5 located in the basement level. It's a partial
 6 stone veneer. This will be an ashlar cut, sort
 7 of a straight edge cut stone. The siding is a
 8 fiber cement board siding, has a gray color to
 9 it. The roofing above the front porch is a
 10 standing seam metal roof, and the rest of the
 11 roof is an asphalt shingle roof, it's a pewter
 12 gray color. The accents on this house as well
 13 are white AZEK trim, the gutters are white
 14 gutters, the corbels and accent pieces as well
 15 are all the AZEK material. It's the same type
 16 of door, it's a white entry door and a garage
 17 door, it's a steal door with composite wood
 18 overlay. That's it.
 19 MR. MCINTYRE: Is the intent to build
 20 both of these simultaneously?
 21 MR. MAIORANO: No, I think they're
 22 going to build one and then go to the next one.
 23 MS. UHLE: But one right after
 24 another?
 25 MR. MAIORANO: Yes.
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1 EASTCHESTER ARB - 2/2/17
 2 MS. UHLE: Consecutive?
 3 MR. MAIORANO: Yes. Budget wise too
 4 it's tough to build two.
 5 THE CHAIRPERSON: Were the windows on
 6 both of them simulated divided lights?
 7 MR. MAIORANO: Yes. So this one --
 8 again, the houses have a little different
 9 character on each one. This one has -- they're
 10 both simulated divided; this has the middle
 11 divider, the other one has more of the colonial
 12 divided lights. So as depicted in the
 13 elevation, it's the divided SDL's.
 14 MR. MCINTYRE: Should there be
 15 railings off the sliding doors on the back of
 16 the house down those one, two, three, four
 17 steps?
 18 MR. MAIORANO: From the height we're
 19 trying to avoid having the railings, but if
 20 they would, it would be a metal railing similar
 21 to the steps going to down the basement.
 22 Against the house there wouldn't be because it
 23 has that jog, but on the right-hand side there
 24 would be a railing, yes. I have to check the
 25 exact height for that.

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1 EASTCHESTER ARB - 2/2/17
 2 MS. UHLE: When do you require a
 3 railing?
 4 MR. MAIORANO: Four or more risers.
 5 MS. UHLE: Four or more risers.
 6 MR. MCINTYRE: Four or more risers?
 7 Do we not have four there?
 8 MR. MAIORANO: We have three, and then
 9 you'll step into the door. It will probably be
 10 a 4 inch step in the door.
 11 MR. MCINTYRE: All I'm saying is if
 12 you need a railing on it, then it should be
 13 picked up before it goes to the Planning Board.
 14 It looks like it's four risers to me, but
 15 again, that's just an easy fix, an easy
 16 revision to the drawing.
 17 THE CHAIRPERSON: Sorry, I may have
 18 missed the previous question but did you ask
 19 him what the railings were made out of?
 20 MR. MCINTYRE: No. I just talked
 21 about the railing in the back.
 22 THE CHAIRPERSON: On the front of the
 23 house, those railings.
 24 MR. MAIORANO: That's like a Trex PVC
 25 railing on the front of the house to go with

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1 EASTCHESTER ARB - 2/2/17
 2 the columns. It gives it a little more bulkier
 3 appearance than the wrought iron railings.
 4 THE CHAIRPERSON: And they don't rust.
 5 MR. MAIORANO: Yes. It's a lifetime
 6 material.
 7 MR. MCINTYRE: The Cambridge
 8 interlocking retaining wall and steps, that's
 9 similar to the picture you have here; it almost
 10 looks like stone --
 11 MR. MAIORANO: Exactly.
 12 MR. MCINTYRE: -- as opposed to the
 13 unilock?
 14 MR. MAIORANO: Exactly. It's supposed
 15 to tie into the color of the stone of the house
 16 too. They compliment each other, as depicted
 17 there.
 18 MR. MCINTYRE: So you have that and
 19 then you have the seven, which is the thin cut
 20 veneer; right?
 21 MR. MAIORANO: Exactly. That's on the
 22 house, and then the retaining wall is the
 23 interlocking retaining wall.
 24 MR. MCINTYRE: So it's on the house?
 25 MR. MAIORANO: Yes, exactly.

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1 EASTCHESTER ARB - 2/2/17
 2 THE CHAIRPERSON: That's nice.
 3 MR. MAIORANO: Well, building wise too
 4 engineered wall is easier to build than having
 5 a stone wall, block, and footing.
 6 MR. MCINTYRE: Okay. Do you want to
 7 see if there is anybody that wants to talk
 8 about it?
 9 THE CHAIRPERSON: I would like to make
 10 a motion to open up Application 17-04 for a
 11 public hearing.
 12 MR. MCINTYRE: Second.
 13 THE CHAIRPERSON: All in favor.
 14 (All aye.)
 15 THE CHAIRPERSON: Is there anyone here
 16 that would like to have any questions or make
 17 any comments about this application or both of
 18 them? Anybody? No?
 19 (No comments.)
 20 THE CHAIRPERSON: At this point, I
 21 think we can close the public hearing for both
 22 Applications, 17-03 and 17-04.
 23 MR. MCINTYRE: Second.
 24 THE CHAIRPERSON: All in favor.
 25 (All aye.)

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1 EASTCHESTER ARB - 2/2/17
 2 MR. MCINTYRE: So -- sorry.
 3 THE CHAIRPERSON: Go ahead.
 4 MR. MCINTYRE: So in elevation number
 5 3, right side elevation, that window --
 6 MR. MAIORANO: It's in the master
 7 bedroom but above the --
 8 MR. MCINTYRE: On the ground floor,
 9 right inside the -- that one -- no, that one.
 10 Is that supposed to have some sort of crown on
 11 it?
 12 (Indicating.)
 13 MR. MAIORANO: Very good eye. The
 14 crown molding on top of that is missing.
 15 Sometimes the computer goes crazy. So all the
 16 windows will match, the same molding pieces.
 17 MR. MCINTYRE: That's fine. Which one
 18 is going to go first, one or two?
 19 MR. MAIORANO: This one.
 20 (Indicating.)
 21 MR. MCINTYRE: Okay. I guess the
 22 condensers are going to be on the --
 23 MR. MAIORANO: This one is on the
 24 right side facing our development on the right
 25 side and the other one is on the left side.

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1 EASTCHESTER ARB - 2/2/17
 2 crown molding with regard to the window.
 3 THE CHAIRPERSON: Other than those
 4 comments, I would like to make a motion to pass
 5 along Applications 17-03 and 17-04 along to the
 6 Planning Board with a recommendation for
 7 approval.
 8 MR. MCINTYRE: Second that.
 9 THE CHAIRPERSON: All in favor.
 10 (All aye.)
 11 MR. MAIORANO: Thank you.
 12 THE CHAIRPERSON: Thank you very much.
 13 MS. UHLE: Once again, Adamo, you put
 14 together very good packages. We appreciate
 15 that.
 16 THE CHAIRPERSON: I guess that's it
 17 for this evening. I would like to make a
 18 motion to close the Architectural Review Board
 19 meeting for February 2, 2017.
 20 MR. MCINTYRE: I second that.
 21 THE CHAIRPERSON: All in favor.
 22 (All aye.)
 23 THE CHAIRPERSON: Good night,
 24 everyone.
 25

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1 EASTCHESTER ARB - 2/2/17
 2 They're facing each other, not the neighbor's
 3 property.
 4 THE CHAIRPERSON: What's the color of
 5 the standing seam roof.
 6 MR. MAIORANO: It's right here. It's
 7 charcoal.
 8 MR. MCINTYRE: The profiles on the
 9 windows, are they sort of slender as you draw
 10 them?
 11 MR. MAIORANO: Those I had dividers in
 12 the middle.
 13 MR. MCINTYRE: But are they nice and
 14 skinny like that? It's nice. I like them.
 15 MR. MAIORANO: It's like a Victorian
 16 kind of look.
 17 MR. MCINTYRE: Anything else?
 18 THE CHAIRPERSON: I don't think so.
 19 MR. MCINTYRE: Okay.
 20 THE CHAIRPERSON: I don't think there
 21 were any --
 22 MS. UHLE: The only comment was if a
 23 railing is necessary on the back steps of the
 24 house on the right, just show it, and just
 25 correct the drafting error with regard to the

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 2 C E R T I F I C A T I O N
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 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a videotape of the actual hearing. I was not
 13 present for such hearing. The videotape was
 14 taken and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 24th day of February, 2017.

22
 23 
 24 DINA M. MORGAN
 Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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