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2 THE CHAIRPERSON: Good evening,
3 everyone, and welcome to the Architectural
5 If you would all please stand for the Pledge of
6 Allegiance.

7 (Whereupon the Pledge of Allegiance
8 was said.)

9 THE CHAIRPERSON: Margaret, if you
10 could do the roll call.

12 MR. GARCIA-BOU: Here.
13 MS. UHLE: Enna McIntyre.
14 MR. MCINTYRE: Here.
15 MS. UHLE: Laura Raffiani.
16 THE CHAIRPERSON: Here.
17 MS. UHLE: Jennifer Nemecek.
18 MS. NEMECEK: Here.
19 MS. UHLE: Silvio Luca is not able to
20 attend this evening.

21 THE CHAIRPERSON: We have some minutes
22 to approve. I'm not sure, Margaret, who needs
23 to be here. Are we good to approve those both
24 meetings?

25 MS. UHLE: Yes, you are.

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THE CHAIRPERSON: I think that the crown molding on the windows helps for sure. I guess this does break it up a little bit, that really, really large window, but I don't know if it's going to do the trick.

Any comments from the board?

MR. GARCIA-BOU: You don't have a sample of the stone, do you?

MR. STRICKER: Excuse me.

MR. GARCIA-BOU: The stone that you're proposing.

MR. STRICKER: The stone is on here.

I don't have a sample. He has written it down as -- F6 thin stone veneer Eldorado stone mountain ledge panel pioneer. I think it's in gray.

THE CHAIRPERSON: This is the stone that was included in the January submission.

MS. UHLE: I think the architect had samples with him at that time and we weren't here, and now he's not here.

THE CHAIRPERSON: I'm looking for the pictures of the existing home.

MR. STRICKER: I have on the other.

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side the existing home rendering.

MS. UHLE: Just the as built drawings.

MR. STRICKER: Just the as built.

THE CHAIRPERSON: The drawings but not the photographs.

MR. STRICKER: We submitted photographs in the last --

THE CHAIRPERSON: The packet, right?

The packet from January?

MS. UHLE: No, it was the packet even from before January because the January was their second time before the board.

THE CHAIRPERSON: Oh, the November packet.

MS. UHLE: Although, actually, I had asked them to submit better photographs of the house itself so that they were included in that January package.

THE CHAIRPERSON: I'm just not seeing them.

MS. UHLE: They might have been separate. I do remember that they had submitted those again for the January packet.

MR. STRICKER: I think it's right.

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1 MR. STRICKER: Correct.
2 MS. UHLE: He did not construct the
3 stone, but at one of the past meetings board
4 members said we would like you to implement the
5 stone that we approved previously. In terms of
6 the colors and materials, you essentially
7 approved those previously.
8 MR. MCINTYRE: But the windows, the
9 trim, all of that?
10 MS. UHLE: That was done differently.
11 There are modifications compared to the
12 approved plans.
13 THE CHAIRPERSON: I think what I'm
14 going to do is run down the notes that you had
15 provided for us, Margaret, because I think it
16 will help all of us here and in the audience.
17 We asked you to provide a photograph
18 of the full front of the elevation, which you
19 did provide that, that one that we have.
20 We asked you for these additional
21 changes:
22 Adding grids to all of the windows,
23 which you have. The windows on all elevations
24 appear to be out of balance and scale -- that
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1 was our comment -- add shutters and/or molding,
2 et cetera. Wider trim and crown molding has
3 been added to all the windows. That's how that
4 point was addressed.
5 The next point was revise the size,
6 scale, and possible shape of the large picture
7 window above the front door, and the board
8 noted that a window of that size would not have
9 been approved under any circumstances and that
10 it is out of scale with the house and the other
11 windows. Your solution to that was, wider
12 trim, crown molding, grills, and wide grill
13 strips added to the existing window. That's
14 how that was addressed.
15 Next point was adding cedar shakes to
16 the front right and left elevations, which you
17 have, as you pointed out before, provided.
18 Louver vents have been provided in these
19 locations as well.
20 The following point was, keep the
21 originally proposed stone foundation along the
22 front elevation, which you did put that back
23 in.
24 Provide clear proposed elevations
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1 without notes or the clouds or whatever, which
2 you have.
3 The last point that we made was that
4 the elevations lack details that unified it,
5 enhance the aesthetics of the overall design of
6 the addition and alterations, and we had
7 requested that you work with the architect to
8 develop these details and not rely solely on
9 the comments of the board.
10 MS. UHLE: They did provide the
11 trellis structure over the window and some
12 sconce details that didn't make it into my
13 notes.
14 THE CHAIRPERSON: So that is something
15 that was different as well on that new --
16 MS. UHLE: Compared to the as built
17 drawings, yes.
18 THE CHAIRPERSON: So are we ready to
19 accept this version of the re-creation of this?
20 MR. MCINTYRE: Well, I wasn't here for
21 the January meeting, but I do recollect this
22 application that came before us. I'm a little
23 perplexed that, you know, after this process,
24 that this is kind of where we've ended up. In
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you originally approved except for one window, and maybe these were supposed to be casement windows and they're -- I mean they're supposed to be double hung and they're casement windows. That's pretty much all the changes from the original ARB meeting that really has changed.

MR. MCLINTYRE: Wasn't there like various zoning variances that were required after the home was built?

MR. STRICKER: Well, there was a back patio put on, and it made too much impervious surfaces so we had to come back.

THE CHAIRPERSON: The front porch came out further than what was approved.

MR. STRICKER: By about a foot.

MS. UHLE: The applicant was before the Zoning Board for a couple of meetings, and the Zoning Board very clearly expressed their concern about the fact that the applicant had constructed certain things prior to receiving amended approval, because people can change things out in the field, they're just supposed to come back beforehand. So they heard that from the Zoning Board, and the Zoning Board

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still did grant additional variances, and then they came here actually originally in November when a lot of the issues that you're bringing up now were discussed in detail with the applicant at that time. We did not have the meeting in January, but Laura spoke to the architect about some of her concerns with the revisions at that time. I honestly think this time they've been pretty responsive to the comments. That's my opinion. I definitely think it looks a lot better. If you look at the proposed front elevation compared to the front elevation, I think the addition of the details, and I do agree with the applicant that a lot of things sort of reverted back to what was originally approved with certain minor differences.

MR. MCLINTYRE: Well, from a personal standpoint as a board member, I didn't vote on this application initially. I wasn't in favor of it. I think in light of everything that you just laid out and as I see here this evening, I certainly think that there are some improvements based on the existing as built

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conditions, but, you know, other than some sort of cosmetic enhancements, architectural enhancements, you know, I still have my sort of initial opinions on the application.

THE CHAIRPERSON: Are you referring to the original one that was approved?

MR. MCLINTYRE: Yes. I'm talking about when it came before us initially. It went forward, you know, this board voted, and there was a sort of positive vote to pass it on to the Planning Board, but again, I'm just sort of airing my --

MS. UHLE: You're sure you're recalling the original drawing?

MR. MCLINTYRE: Yes.

MS. UHLE: Okay.

MR. MCLINTYRE: I just think it's out of scale, I think there is some disproportion. Again, it's my opinion and position as a board member, but, you know, here we are.

THE CHAIRPERSON: Other members, any comments?

(No comments.)

THE CHAIRPERSON: Let's open the

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public meeting because it was not closed. We don't have to open it, it's still open.

Is there anyone here from the audience that would like to comment on this application?

(No comments.)

THE CHAIRPERSON: Are there any more comments or requests that you have of him before this goes along to Planning?

MR. GARCIA-BOU: I really don't have any comments. I felt that he picked up all the comments we requested from them and I think it's --

THE CHAIRPERSON: It's better.

MR. GARCIA-BOU: It's better, and there's nothing else they can do at this point.

MS. NEMECEK: It's built the way it is, and these are mandates to balance it a little bit.

THE CHAIRPERSON: With that noted, I'm going to close the public hearing for Application 18-44.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

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THE CHAIRPERSON: In an effort to get along to the other applications this evening, I make a motion to move Application 18-44 along to the Planning Board with a recommendation for a reluctant approval from this board. It is better. We wish that that window was smaller, but this is better than what is the as built. So that's our recommendation to the Planning Board.

MR. STRICKER: Thank you.

THE CHAIRPERSON: Second.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

MS. NEMECK: Aye.

THE CHAIRPERSON: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: You're opposed?

MR. MCINTYRE: Yes, I'm opposed to it.

THE CHAIRPERSON: Next up is Application 19-48, 30 Lake Shore Drive.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Assalone, the owners of the subject property. We are proposing a new single family residence at 30 Lake Shore Drive, and the footprint of the new residence is highlighted here on the survey.

The proposed house will be two stories with a three car garage and six bedrooms. At the front of the house, we'll have a new driveway that will slope down into a parking court, and from the parking court there will be access to the three car garage, front entry portico, and a covered side porch with a mud room entrance.

At the rear, we are proposing a series of retaining walls that will create two tier outdoor space around the proposed swimming pool that will have two vanishing edges here and here. The lower outdoor -- actually, the upper outdoor area will be about 12 inches down from the first floor, and it will provide access to the pool, the pool house, and an outdoor barbecue bar area. The lower outdoor space will provide a secondary sitting area, and it will be located about five and a half feet down from the first floor, and it will provide views back to the pool and the cascading water from.

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the vanishing edge of the pool. Also, from that level there will be stairs down to the side yard, which will provide access to the basement entrance, and stair at the rear to provide access to the rear yard and access to the lake.

Here we have a street-scape drawing which shows the neighboring properties in relation to the vacant lot that's there today, and then the proposed house in relation to the existing houses.

The first floor elevation of the proposed house will be set 5 feet lower than the adjacent properties. This site slopes down, so the driveway is going to slope down to the courtyard and the first floor of the proposed house will be set lower than the two adjacent houses. This will allow us to meet the requirements for the maximum height on the house.

THE CHAIRPERSON: I know it shows you like in the street-scape, but it seems that this property is -- like the facade of the building, will it be -- because of the garage.

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and how far back it's set, will it be like at the same point of the facade on the nearby buildings or will it be further in?

MR. IANNACITO: It will be further back. The actual garage facade will probably be similar to the adjacent property.

THE CHAIRPERSON: The side or front facing part of the garage?

MR. IANNACITO: Yes. This part of the garage right here will be closest to the street. I can show you that from this elevation. So this facade here will be closest to the street, and then the driveway slopes down and the house is set further back.

THE CHAIRPERSON: Do you kind of think that the facade of the garage is in line with the facade of the other homes or is it somewhere in between?

MR. IANNACITO: It's pretty close because it's set at the -- the facade of the garage is set 37 feet back from the property line, and the other houses on either side are approximately between 30 and 35 feet set back.

The garage facade is at 37 feet, and then the.

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The house is an additional 40 feet further back.
Also, here's a site plan. On the section through the site it shows the street elevation, and then the driveway sloping down to the parking court.

THE CHAIRPERSON: I'm sorry.

MR. IANNACITO: These are the site sections showing the street with the driveway sloping down to the parking court for the garage, then the two story residence, retaining walls which will enclose the pool area, and the tiered outdoor spaces, and then the rest of the site will continually slope towards the lake.

So the street elevation is at 212, and the lake elevation is at 180. It's a pretty big drop down to from the street down to the lake.

THE CHAIRPERSON: I know that these drawings were very helpful.

MR. IANNACITO: I'm going to get to those. I just wanted to go through the site sections and the facade. Now I'll go to the renderings because they're probably easier to understand.

Here is the rendering of the front of the house.

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The house which shows the driveway sloping down to a parking court, which will provide access to the three car garage, the entry portico, and the covered side entrance for the mud room entrance.

It also shows the finished materials. The finished materials will be, on the wall surfaces we'll have a combination of a three coat stucco in a pewter finish, and a stone veneer in an ash land finish, which is a grayish and black stone which I have a sample of. The roof surfaces will be asphalt in a charcoal black finish. The windows will be clad vinyl with a black finish. The trims will be painted AZEK in a white finish. The columns will be painted AZEK in a white finish. The railings will be metal in a black finish. The gutters and leaders will be aluminum in a white finish. The front entry door will be fiberglass in a black finish, and the overhead doors will also be fiberglass with a black finish.

Here are some additional renderings showing the sides and the rear. This is a rendering along the left side of the house showing the sloping site down to the lake, the new retaining walls creating the upper and lower tiered patios, and the pool with the vanishing edge on two sides.

This is an overhead shot at the rear showing the house, the patios and the pool, and then a rendering of the right side, again showing the pool with the vanishing edge on two sides, the lower and upper patio area, steps down to the side yard, which will provide an entrance to the basement around the corner here, and then steps back up to the front yard.

So we also have a 3D video that I can play, which will show you the entire property. Gary is going to zoom in over here.

Here you have the courtyard with the garage access, the left side of the house, retaining walls with the upper and lower terrace, pool with the two vanishing edges. The water will cascade over the side and into a lower trough area. Then the right side with access to the basement, and then steps back up to the front yard.

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With me tonight is Mark Benedict, the landscape architect, so he will go through the landscape plans, and then we'll answer any questions that you have.

THE CHAIRPERSON: Good evening.

MR. BENEDICT: Good evening. We wanted to keep the front very clean and classic looking, a lot of Green Boxwood II, low plantings, nothing too high in the front, a couple of Southern Magnolia trees and lawn so that it's pretty much open and inviting.

The left side of the property right now is pretty open to the property next door. There's only a couple of rough shrubs here and there. So to camouflage some of the walls and this side of the house, I thought a nice hedge of either Arborvitae or Cherry Laurel, something like, that to kind of camouflage that a little bit, soften up the property lines.

On the right side, there are a lot of larger trees, there are two or three large White Pines and some others. I would like to see if we could keep some of that once the construction starts. Again, underneath maybe
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something like Rhododendron because that’s
going to be shadier that side of the house,
Rhododendron, Skip Laurels, maybe some Norway
Spruce to soften up that property line.

There’s some Boxwood along the front
of the house here along these walls, maybe some
Hydrangea and Boxwood against this side of the
garage.

Going to the back, on the back patio,
again some low plantings of Boxwoods and maybe
some perennials or Boxwood up on this first
tier to soften this area up a bit bit.

Then you go down the steps to the
lower or mid area, all lawn throughout here,
lawn at the top, lawn checkerboard as you saw
at the top here, and then maybe some again
Hydrangea possibly mixed with some Skip Laurel
or Cherry Laurel, again that green and white
theme that we continue with.

Then all the way to the back of the
property line, the 15 foot of native grasses
and shrubs. I’ve got a list with me here.

Just something very simple, Pennisetum,
Miscanthus, some Viburnum possibly. Just

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I would have to look at zoning compliance
because the law specifically says driveways
must be paved. That is a kind of a grass creek
paver.

MR. IANNACITO: We tried to minimize
it as much as possible, the driveway. We
didn’t just do a backup area into the -- first
of all, we couldn’t pave it because we would
have been over the maximum allowable, but we
just created enough space for the cars to pull
in and out of the garage and turn around. It
is going to be lower than the street elevation.

There are retaining walls down both sides of
the driveway that will create walls along this
courtyard, and there will be plantings there.

I think the plants and the walls will help
soften up that large paved area. We also have
some lawn inside the driveway.

MS. NEMECEK: In terms of the
landscape, it’s a lot of green, it’s a lot of
foundation planting, and I don’t see a lot of
color. In your illustration I see something
that resembles like a Crape Myrtle, can you put
something like that in front?

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MR. BENEDICT: I wouldn’t put Crape
Myrtle. I might do something else like some
more perennials.

MS. NEMECEK: You have these two big
green patches in the driveway that are just
going to stay as lawn?

MR. BENEDICT: I’m sorry.

MS. NEMECEK: In our rendering here.

Maybe this is just the way the rendering is
done?

MR. BENEDICT: You’re talking about in
here?

MS. NEMECEK: Yes.

MR. BENEDICT: We could definitely do
some lower plantings, sure. We could do some
perennials, some ground cover, Liriope or
something like that.

MS. NEMECEK: Liriope is okay but it’s
kind of short. The Magnolias are nice but
they’re green too. Everything is green, green,
green, green, green. Can you break it up with
some kind of color?

MR. BENEDICT: Sure. Because of the
look of the house, I wanted to keep it classic

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and clean.

MS. NEMECEK: Crape Myrtles have
structure. They have four season color and
they're bright. I thought something like that
so you got more than one season and not just
this wall of green. Green, green, green, green.

MR. BENEDICT: That's fine. We could
definitely put in some perennials, some more
flowering shrubs even that will give us more
color. Sure.

MS. NEMECEK: If you could put the
plant list, that would have helped too, that
would have been nice.

MR. BENEDICT: Yes.

MR. GARCIA-BOU: Do you know where the
condensing units are going?

MR. IANNACITO: Yes. I can show you
both on the survey and on the rendering. If
you look at the survey, the condensers will go
right up here at this upper level here. We
discussed bringing it down to this lower level
as you get into the basement, so they'll be
along the house up here. So if we look at this

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we're going to put all the pool equipment in
there.

THE CHAIRPERSON: Is that like kind of
indoor/outdoor space?

MR. IANNACITO: On the sides of the
house there's going to be the basement
entrance, and then below this portion of the
upper deck it's going to be a covered patio
below that you can access from the basement.
So that will be a covered space which is open
to the outdoors and we'll have these two
arches, and then there will be a door into the
lower part of the pool house that will have the
pool equipment.

MR. MCINTYRE: I just have a question,
if you could maybe pull up the front elevation.

MR. IANNACITO: Sure.

MR. MCINTYRE: Again, I'm sure this is
something you can easily answer, both in the
rendering and the elevation, specifically
around the primary windows, you know, on the
sort of primary living spaces or I guess their
bedrooms --

MR. IANNACITO: Bedrooms on the second

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rendering here, they would be in this location
here. We could plant those out also so that
you're not really looking at them. We could
plant around them.

MR. MCINTYRE: Point that out again,
John, please.

MR. IANNACITO: Above this wall here.

THE CHAIRPERSON: Would this be a
better --

MR. IANNACITO: Yes.

MR. MCINTYRE: You don't know what
rendering to pull out.

MS. NEMECEK: You got so many.

MR. IANNACITO: It would be right in
this area right here.

MR. MCINTYRE: And all the pool
equipment, like all the --

MR. IANNACITO: The pool equipment
quick is going down below the pool house
inside.

MR. MCINTYRE: Below the pool house
outside?

MR. IANNACITO: The foundation of the
pool house will have access from underneath, so

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will be a stucco band the same color as the wall stucco, and it will stick out an about inch.

MR. MCINTYRE: And windows sills, again, similar to that point, are you having window sills?

MR. IANNACITO: Window sills we will have, yes. There will be a stone sill.

MR. MCINTYRE: They will project?

MR. IANNACITO: Beyond, yes. You need that little trip edge at the sill.

MR. MCINTYRE: Okay. I guess whatever sort of lighting, will they be recessed into the underside of the eaves?

MR. IANNACITO: I've shown lighting at the garage, and then there will be lighting at each side of this door, which is behind the columns. We may also do down lights in this portico, and then there's lights in the rear at the doors from the kitchen dining area, this is a master bedroom which will walk out to the pool patio, and then lights at the upper bedrooms which will open up to roof decks.

MS. NEMECZEK: Will the pool have DINA M. MORGAN, REPORTER

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lights too? Yes, right?

MR. IANNACITO: The pool will have lights too. We'll probably light up that waterfall area.

MR. GARCIA-BOU: Step lighting?

MR. IANNACITO: I'm sure we'll do landscape lighting with step lighting and light up the walls.

MR. MCINTYRE: It looks like you're going to do the whole gamut.

MR. IANNACITO: And you'll be able to see it right from California Road.

MR. MCINTYRE: California or California Road?

MR. IANNACITO: California too probably.

THE CHAIRPERSON: We should open the public hearing. I would like to open up Application 19-48 for a public hearing.

MS. NEMECZEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone from the audience that would want to get up and have DINA M. MORGAN, REPORTER
any questions or comments about this application?

MR. MCINTYRE: Anybody neighbors, anybody here?

(No comments.)

THE CHAIRPERSON: Then I make a motion to close the public hearing for Application 19-48.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any other comments or questions regarding this application or suggestions?

MR. GARCIA-BOU: I'm good.

THE CHAIRPERSON: So then I would like to make a motion to move Application 1948 along to the Planning Board with a recommendation of approval. Margaret, there were no other --

MS. UHLE: The comments were if possible to add more color to the landscape plan, including but not necessarily limited to the parking court, either perennials or flowering shrubs. You had talked about

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considering a grass creek driveway, and also providing a more detailed plant list.

The only thing I want to say about grass creek driveways that I want to think about a little bit, I think at the water plant they have very limited vehicular traffic, I think when you have cars going over the grass area a lot, it ends up just being dirt. I think conceptually it sounds like a good idea.

I don't know if it functions that well. You can research it.

THE CHAIRPERSON: I think there's been a lot more use of it, so you could kind of figure it out. If it works, it would be really nice.

MR. MCINTYRE: Very good. Thank you very much.

THE CHAIRPERSON: It was a lovely presentation. Thank you.

Our next application is 19-49 1, 2, 3 and 4 all together now.

MS. UHLE: Before he begins, I think most of you are aware of this, but I know at the last meeting there was a lit bit of

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confusion, all of these homes were previously
approved by you and by the Planning Board, and
they did go through a thorough architectural
review and planning review process. It's just
that the approvals expired, and after they’ve
expired, applicants are required to come back
and seek new approvals.

No changes have been proposed since
the prior approvals; correct?

MR. FINELLI: Correct. Good evening.

My name is Michael Finelli, I’m the architect
for the project. This is a full lot
subdivision that was before this board in
October of 2017.

As Margaret said, we went through it,
we reviewed the plans, the materials, the
aesthetics, the home, all four homes, the site.
We actually also went to Planning Board. We
received approvals there as well. Mr. Cermele
has reviewed the site plans, made comments.
They’ve gone back and forth with the engineers.

We’ve handled all comments and we were ready to
build. The builder had the permits expire,
they lapsed, and we’re back here again. I’m

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hoping to rubber stamp this and move it
through. I’m willing to answer any questions
that you might have.

I brought a couple of renderings that
I had done very quickly to show you the colors
that were approved, what they look like, the
styles of the houses and some of the
landscaping that we’re proposing, very simple
landscaping. We did not have a landscape plan
with us at the first ARB. We actually had a
landscape architect on retainer, Anthony Zaino,
who actually gave me landscape plans to bring
with me this evening to hand out to you guy if
you would like to see them. I can’t speak to
them because I’m not a landscape architect, but
I’m happy to distribute those.

Beyond that, I’m happy to answer any
questions. I’m not sure how much more you want
me to beat this to death, but I’m happy to do
it.

MS. UHLE: Can you hand out the
landscape plans?

MR. FINELLI: Sure.

MS. UHLE: Those were part of the

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original approvals as well; correct?

MR. FINELLI: They were, yes. I have
one that I mounted just to give you an idea and
the people at home as to what’s being proposed
and what was approved. I normally have more to
say than I do this evening, so, please, any
questions I’m happy to answer.

THE CHAIRPERSON: If you could just go
over the coloring on the ones that were
approved.

MR. FINELLI: Sure. So the first
house, lot 1, 2, 3, and 4 as you go into the
property clockwise, this is how the houses will
sit. The first house is a gray stucco body.

We’re doing a white AZEK trim, black roof. The
color, the gray is actually an oyster gray.

We’re doing a black front door, white wrought
iron. All the trim will be white as well,

AZEK. We’re doing a stained garage door which
you will only see from the Water Street side,
being that it’s a two and a half story entrance
from the Water Street side to the back
right-hand corner, which is lot 3, this house
here, there’s an 11 foot change in elevation.

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We used that slope to our advantage. Actually,
being that this is the narrowest, longest lot,
we put a driveway right in off of Water Street,
and we used that drop to our advantage and put
the garage underneath the house.

From there, the house to the right of
that, which is lot 2, it’s HardiPlank siding,
that’s a Navaho beige, the color itself. It’s
going to have gray stucco finish at the base,
white AZEK, black door, white trim all the way
around, again, to keep that very consistent
look throughout the house.

I decided to change it up a little bit
when we got to lot 3. At the time, there was a
specific reason for it. We took a
Mediterranean and kind of modernized it a
little bit. All the houses were specifically
designed to mimic other houses in Eastchester.

As you drive around, you’re going to see one of
these on just about every block in some form or
function. Not necessarily the exact same
house, but the styling, the size of the rake
boards, they’re all 8 inches, white gutters, 6
inch trim on all the windows, corner boards.

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1. So just beeper looking finishes and detailing for the houses. Simple but beeper so they stand out a little bit more. Lot 2 will have a white door, an aluminum -- sorry, Clopay white fiberglass door. Lot 3 we're starting to mix materials now, we're coming in again with the stucco on the second floor and we're doing more of a brownish colored stone, which I had a sample and you guys liked it very much. I don't recall the color, but I put a cut sheet in the package I provided you guys. Then a weathered wood roof to, again, not have them all look alike, to break up the look a little bit.

Going on to lot 4, we're doing Monterey taupe is the name of the color, so it's a little bit of a darker beige. It's a lighter brown, darker beige. Six in one, half a dozen of the other. White trim, white door, charcoal roof. So the roofs will be just slightly different in color rather than having them all be black all the way through. One is charcoal, one is black, I think the other one is actually called oyster pearl, which is

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1. standing seam detail at that roof. At the time, it was just an asphalt roof. Again, I agreed with it. I think it breaks it up a little bit being that the garage is right underneath it. It adds a little more character to the house.

Beyond that, as far as the coloring, I think you guys were pretty happy with it, the Planning Board was happy, we're happy.

THE CHAIRPERSON: Happy to get going on it, I'm sure. Any comments or questions?

We're still all good with it; right?

MR. MCINTYRE: It sounds like everybody is happy.

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

MS. UHLE: There's still a public hearing. I don't think anyone is here, but I don't know.

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


MR. GARCIA-BOU: Second.

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My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Spatoliatore, the owners of the subject property. We are proposing additions and alterations to a single family residence located at 52 Ridge Street.

The proposed scope of work will include removal of an existing overhead door at the basement level of the house and construct a new covered porch along the front. We're also proposing a second story addition over the existing footprint at the rear, which is highlighted here. We're proposing to remove the existing roof and re-frame the entire roof over the entire existing footprint of the house, and we're proposing site alterations, including reconfiguration of the existing driveway at the front and the existing walkway at the front.

This application was presented to the Zoning Board and an area variance was granted on January 14, 2020 for the front yard setback to the covered porch. The proposed front yard setback is 23.4 and the required is 30 feet, a deficiency of 6.6 feet, and that variance was granted on January 14th.

Here we have the existing and proposed elevations. Here's the existing elevation with a small portico over the entry door and the garage overhead door at the basement level. So we're going to remove that garage door, fill in this area and construct a new open covered porch along the front. The door and the window on the first floor stay exactly the same, the two windows on the second floor stay the same, and then we're going to re-frame and reconfigure the roof to create additional storage space up in the attic.

Here is the right side elevation showing the new covered porch, the new roof profile from the side, and the second story addition at the rear. Currently, the chimney is very tall back here.

Here are the rear and left side, second story addition over the existing footprint, and the reconfigured roof over the existing main portion of the house, and then the left side showing the open porch and the reconfigured roof.

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Here's a rendering of the front facade showing the exterior materials. The wall surfaces will be new HardiePlank siding in an arctic white finish. The existing brick veneer at the first story level will remain and be painted white. The roof surfaces will be asphalt in a charcoal black finish. The windows will be vinyl clad in a white finish. The trim boards will be painted AZEK in a white finish. The columns will be painted AZEK in a white finish. The railings will be composite in a white finish. The shutters will be composite in a black finish. The gutters and leaders will be aluminum in a white finish.

Thank you for your time. I'm happy to answer any questions.

THE CHAIRPERSON: So that garage that's going away is probably tiny and useless?

MR. IANNACITO: Yes. They can't fit a car down there. They already have a wide driveway in the front, so we're just going to square it off. If you look at the site plan, the dotted lines -- a lot of it is in the right of way. This has a very large right of way.

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This property, for some reason. So we're just going to square off this area and provide space for two cars. Two cars have to fit on the property. We can't show them out here. They could probably fit four cars on this driveway because it's so deep. We'll provide new plantings between the walkway and the driveway to try to screen that driveway a bit. I don't know if it will be this type of planting but it will be something similar.

THE CHAIRPERSON: So you're going to get rid of all the hedges that's there?

MR. IANNACITO: Yes. We'll redo the landscape along the front.

MS. NEMECEK: And lighting, you're going to have lighting underneath?

MR. IANNACITO: Yes. These will be high hats in the porch area.

MR. MCINTYRE: Just as a matter of interest, what's the head height in the ceiling?

MR. IANNACITO: On the porch?

MR. MCINTYRE: No, in the basement.

MR. IANNACITO: Probably about 7 feet.

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MR. MCINTYRE: Are you looking to dig it out so you maximize --
MR. IANNACITO: No. We're going to finish the basement, so the garage is going to become a new playroom. The 7 foot ceiling height meets the code requirement. We do have an existing egress door at the rear, so we'll be able to create a legal habitable space down there.
MR. MCINTYRE: That's a load bearing wall that you're taking out; right?
MR. IANNACITO: Yes. So here's the plan.
MR. MCINTYRE: Wouldn't you have to put in --
MR. IANNACITO: We're going to put a new column right here and a new beam. The framing is going front to back. That's a concrete wall between the garage and the existing basement, so we're going to remove that concrete block wall, which is actually not the bearing wall because the framing is going front to back. There is an existing beam here, so right now that existing beam rests on top of that block wall. So where the block wall is being removed, we'll put a new steel column with a new footing.
MR. GARCIA-BOU: Is that steel column going to be lower than 7 foot?
MR. IANNACITO: I'm not sure if the beam is flush framed or not, but it will be to code, whatever the code is.
MR. MCINTYRE: That's the reason I ask the question, because obviously it looks like you're taking out that spine wall, which could very well have some sort of structural integrity in terms of the, you know, existing home, and, you know, if you've got a low ceiling height, which typically you would have in a home of this age, you know, maybe you're well off digging the basement out to maximize your head height if you're doing all this work as it is. Again, it's only a comment because I just think you're going to have a restricted head height there if, in fact --
MR. IANNACITO: We're not putting a new beam where the wall is coming out. The wall is going up and down the page here, so...
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MR. MCINTYRE: Good, bad, indifferent.
(No comments.)

THE CHAIRPERSON: Then we'll make a
motion to close the public hearing for
Application 19-45.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(All aye.)

MR. MCINTYRE: Just one question.

Again, this sort of age old question; have you
located the air conditioning, the condensers on
the site plan?

MR. IANNACITO: I haven't, but I'll
put them in for the Planning Board. I believe
they to do have central air in the house. They
might not. We may be adding it in as part of
this application. I'll locate them for the
Planning Board.

THE CHAIRPERSON: I would like to make
a motion to send Application 19-45 along to the
Planning Board with a recommendation for
approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(All aye.)

MR. IANNACITO: Thank you.

THE CHAIRPERSON: Thank you.

MR. MCINTYRE: Thank you.

THE CHAIRPERSON: Our next application
up is Application 20-03 for 777 White Plains
Road. Good evening.

MR. DILEO: Good evening. My name is
Lou DiLeo, Studio RAI Architects. This is an
application to continue an alteration that we
started with an existing building, the old Acme
Supermarket. We redesigned that to accommodate
the new DeCicco Supermarket.

There was a section of the building --
if I refer you to the site plan -- as you're
driving up into the rear parking lot, the
right-hand side of the building in this little
section, which is not DeCicco's, was being left
alone. After speaking to the landlord and the
landlord wanting to improve the rest of the
building to match with the additions that we
were doing, we came up with an idea on how to
sort of tie everything together. So basically
from this corner all around to here will be a

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we were just basically re-stuccoing the center.
So now we decided to basically repaint that
whole entire building, so it gave us an
opportunity now to show you a couple of
thoughts of new stucco color, new banding
color, and that gets tied into signage.

THE CHAIRPERSON: So that's not what
we have here though.

MR. DILEO: I did bring with me colors
of the facade that we're thinking of just to
run it by you. These are Benjamin Moore
colors. There are a couple of things I would
like to throw in if we could talk about that
also.

Basically what's in front of you is
this little section here to match the rest of
our building. The work here is this canopy,
the bottom will be wood, exposed wood. This
shows blue but it's actually painted -- it's a
gunmetal -- I actually have the color -- it's
a gun metal paint that resembles black. The
rest of the building, whatever metal is left,
which is back here, there will be a little bit
of metal left, that was going to be painted the

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color of the stucco that we chose.
In this section here, again, this area
there are existing two trees, we're going to
add another tree. There's planter boxes, we're
going to add another one here. This will have
some up light shining up on the trees. When
you drive up to the supermarket, this will act
as sort of a welcoming effect. So the whole
back of the building will be consistent, and
now that we have the opportunity to paint the
whole entire building, all the stucco and
banding could be really unified and get a
chance to change the color a little bit, if
possible.

This is the front view addressing this
sort of L shape area. If I may talk about the
color of the building. We have a couple of
different renderings here. I don't know if you
could see it. Basically, we want to get away
from the yellow color and the sort of reddish
maroon color and playing with those two colors.
The brick it staying as is. We have a couple
different versions. The band will always be
darker than the main body of the building.

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These are some historical Benjamin Moore
colors that the stucco company can match. I'm not
sure if you could see it from there. This is
the main body and trim, main body and trim,
main body and trim. This is the direction that
we would like to go, sort of leaning towards
the first one.

THE CHAIRPERSON: When you say trim,
you mean the band?

MR. DILEO: Yes, the band where the
lettering is.

THE CHAIRPERSON: Where the maroon
used to be or that mauve color used to be is
the darker color?

MR. DILEO: The darker color.
MS. NEMECZEK: The one you're leaning
towards is the top right?

MR. DILEO: Top left.
MS. NEMECZEK: Top left. Okay. But
the rendering is --

MR. DILEO: It's hard to get the
rendering exact. These are actual Benjamin
Moore colors. This one is this one, this one
is this one. As far as we're concerned, they

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still needs to be consistent. You really don't want to see any specifically red internally illuminated letters. That's like really garish. Let's see what you want to do, and we're certainly willing to look at that, but if it does stay white, then I think that the dark color needs to go darker to get some sort of a contrast.

MR. Dileo: Right. Here we actually changed the letters to a gray working with this background, which is this one here. The letters obviously pop out when the background is darker. If you go with a lighter background, the letters are going to have to be darker, the other way around. He asked to change the white letters to a color, not red, not blue, something, a gray a taupe.

The Chairperson: Another option that maybe wasn't thought about back when you originally did it, if you look at Ann Taylor Loft and a few other signs in town, they are black, they're internally illuminated, so they're black during the day and at night the white light comes through. That's a good thing.

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very attractive. Maybe I can provide you some pictures of some properties that we have it at.

MR. MCINTYRE: Are the letters backlit?

MR. BIDDLE: They're internally illuminated. So during the day -- Wells Fargo uses them. It will appear yellow during the day and at night it lights up in a yellow color, but the background is a red, not an illuminated red, that matches the color of the building. It's just a much more elegant look than those channel letter signs that stick out.

The Chairperson: Or a traditional box sign. When you a say box, it's not a traditional box sign?

MR. BIDDLE: No, it's not a box sign that has illuminated panel with a colored Lexan. It's individual letters that have a reveal that come out about an inch from the back and then it just looks very nice.

The Chairperson: Another thing that I've seen recently is like a -- I think DeCicco has it in Larchmont -- they use like instead of a sign band, they have like Trex so it looks like wood.

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like wood. That whole band is --

MR. Dileo: That's a particular design that has that feel. This is a little different. That's not quite there.

MR. BIDDLE: One last comment. We would love to get away from the completely uniform look of all the signs. We think it adds a lot more character if we could have some backlit signs like we have on our other property where CVS is, we've got a couple like Wells Fargo there has a backlit sign, then you've got some other different types of signs. It just makes it a little bit more interesting than everything completely the same. That's the way all the properties are. That's the way Vernon Hills is. They're all like that, and I just feel it's more attractive than forcing us to have a uniform look. That uniform look has caused us problems for years in leasing because any national tenant says, I want to have my look. It would be like saying to Starbucks, you have to have a blue sign that says Starbucks and everyone will drive by it and say, well, that's a fake Starbucks. That's the

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1 way these retailers think.
2 MR. DILEO: So there has to be some
3 unifying element to that. The box that he's
4 referring to could be that unifying element and
5 then they could be different colors that work
6 with your direction.
7 THE CHAIRPERSON: I'm not sure if I
8 could picture what you're saying. I just want
9 to make sure that then do you see any visible
10 raceways or channels or any other things? I
11 think that was a problem with the building,
12 there was no access, that's why they had those
13 raceways. You still have to illuminate. Where
14 is the juice coming from and is that visible or
15 not visible or whatever? Right now, even where
16 the Acme sign used to be on that brick, they
17 came across and then Petco came across -- or
18 whatever -- the Pet Smart they also came
19 across. They all kind of like started to do
20 their own thing with that and the conduit is
21 visible. It's really tacky.
22 MR. DILEO: That's the side that's
23 getting stucco. The side elevation for the
24 Petco?
25
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1 THE CHAIRPERSON: No, just the front
2 part where the signage is. Maybe on the side
3 also where the signage is, because I think they
4 may have signs on both sides.
5 MR. DILEO: There is definitely one on
6 the side. By the stuccoing procedure, we could
7 hide whatever conduit is there. Each
8 individual sign has power now; right?
9 MR. BIDDLE: Yes.
10 MR. DILEO: So there shouldn't really
11 be -- the box allows you to do that because the
12 box hides the conduit and whatever wiring there
13 is.
14 MR. BIDDLE: The box is about 3 inches
15 deep, and then off of that box the letters
16 stick out about 2 inches.
17 THE CHAIRPERSON: Do they stick out
18 like almost injection molded letters that push
19 out from the thing?
20 MR. BIDDLE: It's almost like a dye
21 cut box with plastic Lexan letters which stick
22 out.
23 MR. DILEO: I think you need to see
24 one.
25
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PROPOSAL FOR CRAWLEY'S STORE

COLOR PALLETS

1. MR. DILEO: The dark color is all in the back. This arch is actually a bent steel channel that's going to be that gun metal color, and the upper canopy in the center of the whole complex.

2. MR. MCINTYRE: That's like a coping.

3. MR. DILEO: I'm sorry.

4. MR. MCINTYRE: It's more of a coping; right?

5. MR. DILEO: Yes. Well, it's a fascia.

6. MR. MCINTYRE: So just going back to the signage discussion and this box sign that you're referring to, all of your tenants are ultimately responsible for their own sign; correct?

7. MR. BIDDLE: Correct, yes.

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2. MR. MCINTYRE: So those signs are not going to be replaced at this stage?

3. MR. BIDDLE: What I intend to do is to go to all of them and say that we are fixing the front, improving its look, and that we have a new sign program that the town is happy with and here are the different types of signs which the town is happy with you installing and we recommend that you do this, you take advantage of the opportunity to improve your signage, make it look better, and would you please do it. Then I'll get into discussions with them. Maybe I'll help them. I can't afford to have an approval that requires all the signs to be changed because as soon as a tenant sees the video here, then they're going to be ruthless with me.

4. MR. MCINTYRE: Right. So, listen, I think you can ask them, and I think it's good practice, I think you're looking to sort of enhance the overall aesthetic of the building, but I'm not necessarily sure that your tenants are going to concur with your request. So we can certainly look at, you know, what you're proposing and certainly offer some input as to what our preference is or what we like and we don't like. I certainly think that's one of the responsibilities of the sign board and with some input of this board. Again, just from my understanding of what you shared, there's no guarantee that all of your tenants are going to replace all the sign so we're going to have one uniform sort of a sign aesthetic on the entire building; right?

5. MR. BIDDLE: Correct. They all have leases and those leases have approved their signs, and I can't do anything legally to make them remove or replace those signs, but when their lease is up, I can. So that's my intention, is to use a little moral suasion with them, and then when their lease is up if they haven't complied, make them comply.


7. THE CHAIRPERSON: On top of that, I know that what you were proposing at the sign meeting was not those letters, they were actually halo letters backlit.

8. MR. DILEO: For the Decicco's store.

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1 do think that has been kind of a continuous problem for the tenants in the building.
2 MR. MCINTYRE: Yes, identity from the street. You have that lineal sign right on 22.
3 MR. DILEO: Hopefully, with this new energy that's coming into the building and then sort of reviving everything, people might want to jump on the band wagon.
4 MR. MCINTYRE: We just want it to look as good as it can be. We're not necessarily saying -- well, again, let me not speak on behalf of the board -- but again, I think we need to keep an open mind, and if it looks good and it's an enhancement and it's sort of a positive addition, then I think it's certainly something I would be open to.
5 MS. UHLE: It sounds like everyone is okay with the actual application, which is what's being proposed, but then with the actual colors are you --
6 MR. MCINTYRE: I would like to see that a little closer. My eyesight is not as great as it used to be.
7 MR. DILEO: Again, these are Benjamin DINAM M. MORGAN, REPORTER

THE CHAIRPERSON: I think you need more of a contrast between the two colors.
MR. MCINTYRE: We're with you. I think more of a contrast is better than, you know, is that different, is it a different --
THE CHAIRPERSON: The khaki feel to that is also an improvement. I agree that that mauve kind of color is like ah. It was kind of made to look like the brick more I think.
MR. DILEO: The brick is very nice. It's just the maroon doesn't work.
THE CHAIRPERSON: Did we open this up to the public?
MR. MCINTYRE: No. Let's open it up.
So I would like to open Application 20-03 up to the public hearing; do I have a second?
MR. GARCIA-BOU: Second.

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Moore.

MR. MCINTYRE: So top right, the heavier one, is your preference; right?
MR. DILEO: Right.
MR. MCINTYRE: Top left and top right.
MR. DILEO: Right.
MR. MCINTYRE: So you kind of have that dark band or the freeze which basically is your sign backing; right.
MR. DILEO: Right.
MR. MCINTYRE: I kind of think more of a variation is better than less of a variation.
MR. DILEO: They don't want to do the black and white that's there now, so to speak, you know, the yellow with the maroon. They want to tone down the yellow and stay away from that. This shows it with the dark.
MS. UHLE: I wouldn't look at the renderings, I would look at the color samples.
THE CHAIRPERSON: I'm not following which one is which.
MR. DILEO: This one is supposed to be this one here, this one is this one here, and this one goes to this one.

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compliment the area down there tremendously.

MR. MCINTYRE: Yes. Looking forward
to going there myself. Thank you.
Would anybody else like to speak on
this application?
(No comments.)
THE CHAIRPERSON: That being the case,
I would like to close the Application 20-03; do
I have a second?

MR. GARCIA-BOU: Second.
MR. MCINTYRE: All in favor.
(All aye.)

MR. MCINTYRE: The public hearing is
now closed. Do we want to just summarize and
make a motion? I think we're really just
looking at the stucco color.

MS. UHLE: You're approving the
proposed application, which was the improvement
to the back and to the -- I forgot which
direction.

MR. MCINTYRE: The rear facade.
MS. UHLE: The southwest facade. And
you have indicated your preference for the
upper right-hand corner color sample. So
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that's what's going to be the Planning Board.

MR. MCINTYRE: With that, I would like
to make a motion that we move along
Application 20-03 located at 777 White
Plains Road based on Ms. Uhle's summation; do I
have a second?

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

MR. MCINTYRE: Okay. Good luck and
thank you.

THE CHAIRPERSON: Last of the evening,
Application 20-01 for 118 Brook Street.

MR. PIETROSANTI: Good evening,
members of the Architectural Review Board. I'm
Bruno Pietrosanti, the architect representing
the owners of Wood and Fire Grill. The
restaurant, Wood and Fire, was originally
opened up as Mezza Luna Restaurant, so many of
you may know it as Mezza Luna. Same owners.
The owners have decided to re-brand the
restaurant. The re-branding is consistent with
other restaurants that they own, kind of a
group type of thing. They also own a Wood and
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1. originally assigned office space. What we're doing with that is putting in another dining area. This dining area is more for overflow or for private parties. So up in that area we have a rest room, they'll have their own wait station, that sort of thing. Food will be brought up through the stairs, as they do in many restaurants where the kitchens are down below the main dining rooms. The type of food that they have there, though, doesn't require carts or anymajor carrying. It's pizzas and small dishes of cuisine.

2. We're going to move on. This is just a radius map that shows -- there is actually a photo collage that you have which is all tied in with this radius which you should have in your packet. In addition -- although it's not a specific requirement of this board -- one of the comments that were made by the Planning Board at the last meeting -- I should have mentioned also that we were prior to this meeting at the Planning Board -- they had asked us just to show them the possibility of a valet layout. There are instances where they require

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1. a little bit more parking, so they offer valet. If they don't offer the valet, they'll have to find it, you know, in the neighborhood. They've got plenty, which we've done an analysis on, with regards to the neighborhood, all public parking.

2. MS. UHLE: Bruno, I think a lot of the overview is helpful, but since this is the Architectural Review Board, what they're really going to be looking at is the staircase.

3. MR. PIETROSAINTI: Absolutely. I just kind of wanted to give a basic background because it's been awhile since you've seen this project and I'm not sure how familiar you are with it. I'm going to breeze through it.

4. So what we have here on this plan, you'll see this is a blow up of the outdoor dining area, and so what we've done here, some of the changes we've made is rather than the larger four person table, we've gone with a modular two by two. What that does for us, it allows us to be very flexible. So if just a couple comes, you can move the tables around. If you have a party of four, you put two tables

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1. together; party of six, you put three tables together.

2. MR. MCINTYRE: Three tables.

3. MR. PIETROSAINTI: Exactly. On and on and on. So that's what this is. What we've done also is cognizant of the fact that we need this pathway for two reasons: One, egress, and the other with regards to handicapped accessibility. We do have a small, little lounge area which we've counted in terms of our seating, which is right adjacent to the bar.

4. I'll also refer you to the bar area here, which opens out onto the patio, which gives it a really nice look. Of course as I mentioned to you, these overhead doors that open up, which during the great season of weather, you know, it opens the entire dining room to this area.

5. We've reworked the front area also so that it's no longer kind of like a pizzeria in the front and a, you know, restaurant in the back. We would come in the through the back and come in through the front. You could come in either way. The front area is kind of a greeting location. There will be a service bar

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MR. PIETROSAINTI: On the left here -- this is A-4 -- you'll see the staircase. This is just an example of the existing patio area along the back, and then in the front is the railing on the top of the front setback. That's pretty much our project that we're proposing. So we're here for the amending of the original approval with regard to the patio, and also for another special permit with regard to -- amending the special permit with regard to the upstairs dining.

MS. UHLE: In terms of your level of review, it's a pretty modest application. You are required to review the outdoor dining area. They were approved for an outdoor dining area that you reviewed a few years ago. They made some modifications to that outdoor dining area, including installing the bar, adding additional tables, you know, modified it slightly that requires a special permit from the Planning Board but those are required to come to you, and then, in all honesty, it's just the metal staircase. It's not a significant application as far as this board is concerned, it's more review.

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Planning Board issues. As the architect said, the Planning Board was looking at parking issues and valet parking and that kind of thing. A lot of what is going on is going on in the interior that requires special permits. With the exterior, it's basically just the outdoor dining areas and that proposed staircase.

THE CHAIRPERSON: Is there anything in the fire code that an exterior staircase needs to be covered?

MS. UHLE: Jay was doing some research as to whether --

MR. PIETROSAINTI: If it's three stories or more, it would have to have a cover. That's the requirement. It's in the NFPA. I don't think we'll find it in the normal fire code, but it's in the NFPA code. We've done that before.

MS. UHLE: Just for your information, the Fire Department reviews all commercial applications. So all applications that we get for commercial properties are referred to the Fire Department and they comment on it.

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railing where the seating area is?

MR. PIETROSAINTI: In the front or back?

MS. UHLE: They look like tiki lights.

MS. NEMECEK: You're not going to have them upstairs; right?

MR. CARENZA: They're mostly just for the mosquitoes.

MS. NEMECEK: Because I see you have heat lamps in the back, but you're not going to have those upstairs either, are you?

MR. CARENZA: No.

MR. PIETROSAINTI: As a matter of fact, the front upper one is more for looks.

MR. CARENZA: It's more for looks.

MS. NEMECEK: It's part of that party room you have?

MR. PIETROSAINTI: Yes. Although you'll probably get some people that -- although everybody is vaping these days.

MS. NEMECEK: You already the lot valet already?

MR. CARENZA: Yes.

MS. NEMECEK: Tight lot.

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MR. PIETROSANTI: That’s to provide convenience to their customers so that they don’t have to go out and get a spot on the street, which there are plenty of, and the parking lot down the road.

THE CHAIRPERSON: This place can certainly fit way more people than the parking lot -- to be very honest, I’ve gone there once and the parking lot was so full and people backing out of it and whatever, I gave up. You think, oh my God, what’s going on inside, I’m not going to get a seat, when really that’s not the case.

MR. MCINTYRE: That’s never going to happen again.

MR. PIETROSANTI: Some people become deterred and won’t come back and then some will get intrigued. We want the ones that get intrigued. She was deterred.

THE CHAIRPERSON: I only had so much time for lunch. It was lunch time.

MS. NEMECEK: So are you going to have lights upstairs as well or what kind of lights do you propose or do you have already?

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MR. PIETROSANTI: They have some lights that are on the outside right now at the lower level. They will be the same. They’re kind of like carriage style, industrial style lights, like a gooseneck type. That’s what they have there.

MS. NEMECEK: You’re not going to have anything upstairs where the outdoor dining seating is?

MR. CARENZA: I think we might do something. We’re really doing this for aesthetics. I don’t think we’re going to be sitting anybody out there. It’s more for the look.

MR. PIETROSANTI: Most likely they probably will put something out there. You might want to highlight it with some lighting.

THE CHAIRPERSON: While you’re under construction.

MR. PIETROSANTI: If you’ve been inside, the look has been all redone, it’s all kind of a rustic industrial style. Whatever they’re doing inside, they’re going to try to bring out. Even the chairs, for example, those chairs that you see, those are refurbished chairs. They’ve all been salvaged and repainted. They’re a bistro type chair.

THE CHAIRPERSON: Anything else?

Comments?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to open the public hearing for Application 20-01.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here? I don’t think so. Nobody is left to have any questions or comments. I would like to make a motion to close the public hearing for Application 20-01.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: I would like to also make a motion to pass along Application 20-01 along to the Planning Board with a recommendation for approval.

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DINA M. MORGAN, REPORTER
STATE OF NEW YORK

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 27th day of February, 2020.

DINA M. MORGAN
Court Reporter

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