EASTCHESTER ARB - 2/7/19

THE CHAIRMAN: Good evening, everyone, and welcome to the February 7th Architectural Review Board meeting. If everyone would please stand for the Pledge of Allegiance.

(The Pledge of Allegiance was said.)

THE CHAIRMAN: Could you call the roll, please, Margaret.


MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Ena McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Silvie Luca and Jennifer Nemeczek were not able to make the meeting this evening.

THE CHAIRPERSON: Tonight on the agenda, the first application is Application 18-50, for 35 Forbes Boulevard.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Krakowski this evening, the owners of the subject property.
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from where it exists today, and then this is the two story addition at the rear with the expanded room and kitchen expansion and the two bedrooms on the second floor.

Here's a rendering of the proposed front elevation showing the proposed materials. On the facade, we're proposing a new stone veneer to match existing for the addition here over the foyer. The siding will be a combination of Hardie shingles and Hardie lap siding. So the front they want to do with a shingle in an arctic finish, and then the sides and rear are going to be a clapboard in an arctic finish also. The roof will be asphalt in a charcoal black finish. The windows will be vinyl clad to match existing since we're not replacing all the existing windows. The trim boards will be AZEK in a white finish. The columns at the entry portico and the side entrance will be AZEK in a white finish. The railings will be a composite in a white finish. The gutters and leaders will be aluminum in a white finish. The entry doors and overhead doors will be fiberglass in a white finish.

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transition where the portico will separate the top from the bottom. So if there is a slight difference, it should be hidden by that horizontal band of the portico.

MR. MCINTYRE: But it's a natural stone; right?

MR. IANNACITO: Natural stone, yes.

It's a full 4 or 6 inch stone, yes.

MR. MCINTYRE: Is there any concern about that roof line, the pitch of that roof line for that new addition, you know, where you're blowing up on the roof on the back primarily? What's the angle of the roof line on the back?

MR. IANNACITO: The rear?

MR. MCINTYRE: Yes.

MR. IANNACITO: You could see that on the side elevation. The front of the house is a 12 over 12, and then the rear is going to be a 6 over 12.

MR. MCINTYRE: Okay.

MR. IANNACITO: If you look at the existing elevation, it's similar also. They have that shed dormer at the end of the gable.

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It's also similar to that 6 over 12-pitch.

THE CHAIRPERSON: Like if you look at the existing left side to compare and the proposed left side, you could kind of get the -- is that what you're saying?

MR. IANNACITO: The existing left side here at the bottom and then the proposed?

THE CHAIRPERSON: Yes.

MR. IANNACITO: This piece here basically is existing. The ridge line is going to get extended up higher and then come back down towards the back. If you look at this gable here, that's existing.

THE CHAIRPERSON: But it comes back down in a similar angle to --

MR. IANNACITO: That's the original house. The original, original house had 12 over 12. There were multiple additions done to this house over the years, so this will be the third or fourth time the house has been added on to.

THE CHAIRPERSON: From the front I think it looks nice.

MR. IANNACITO: Yes. The scale stays

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

THE CHAIRPERSON: Is there anyone here who has any questions regarding this application?

Please come to the podium and give us your name and address. Hello.

MS. LISS: Hello. I'm Jan Liss and that's my husband, Jim Coddington, and we live at 1033 California Road, which is in the back of this. So what we want to know is, what does the back look like?

THE CHAIRPERSON: I think the architect can answer that.

MR. IANNACITO: I don't have a rendering, I have an elevation.

THE CHAIRPERSON: Come on up.

MR. CODDINGTON: For the record, Jan Liss, 1033 California Road. My wife, Jan Liss. I actually just wanted to offer a general remark or question for the board extending upon what Jan said, but also to something that Laura said about the sort of...

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to enter into the garage. So right now it's a much smaller platform in front of that door, and the stair comes off this upper deck now to that lower end and back down to the patio. So now it will take us around, and you'll finally get to the patio at this corner.

THE CHAIRPERSON: You have some sliders in the front or French doors?

MR. IANNACITO: From the basement?

THE CHAIRPERSON: Yes. That weren't there before; right?

MR. IANNACITO: Right now they have a door that leads out to a patio which is actually lower. It's lower and then you step up to another patio. So it's almost like a place where water could collect. It's almost like a pool. As we push the addition out, the grade actually gets lower, so we're able to walk out straight and keep that patio straight across instead of having to step up to a higher platform.

THE CHAIRPERSON: Okay. I would like to make a motion to put Application 18-15 for a public hearing.

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MR. IANNACITI: We're trying to create the same type of different roof lines. I think the deck is important on this particular project because the grade does slope off towards the back, the house gets taller, so the deck actually brings the scale back down. By having that horizontal band of the deck and the railing, actually lowers the scale of the building. So it's good that we have a deck back there.

THE CHAIRPERSON: Any other questions or comments from the audience? No?

MR. MCINTYRE: So the existing elevation, right, elevation 3 on A6, currently all the back gable, the highest gable on the back, that's all getting removed; correct?

MR. IANNACITI: Correct.

MR. MCINTYRE: Okay.

MR. IANNACITI: This is an existing screened in porch right here, so this remains. This is the same facade.

MR. MCINTYRE: Right. But everything else, because you're raising the roof up --

MR. IANNACITI: Everything from here.

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MR. IANNACITI: Yes. In the ventilation?

MR. MCINTYRE: Yes.

MR. IANNACITI: We will not have an attic.

MR. MCINTYRE: You won't have an attic fan?

MR. IANNACITI: No. They will use spray foam insulation on the house.

MR. MCINTYRE: Because that's not necessarily something that is aesthetically pleasing to me if I were looking at that. I think the rear elevation is certainly -- it looks nice to me. I think it's not too sort of condensed. I think it's more lateral than sort of vertical. I certainly think it's well executed. I, too, live in that neighborhood.

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the project this evening. Please excuse the jacket, I'm a little cold. I hope that's okay.
Tonight we're here to review a project that I'm currently doing for Mr. Vincent and Stacey Scocozza. They're a family that lives at 34 Dale Road. There's an existing one and a half story raised ranch there. They recently just had another child, bringing them up to number 4, and they're looking to add bedrooms to the existing house. They're kind of outgrowing it. So they've decided to add a second story to the house consisting of four bedrooms, two baths, and a laundry closet. They will be doing some remodeling to the first floor.
If you look at my site plan, the hatched area here is the footprint of the proposed house. It's actually set back a little bit from the existing footprint. So we're not taking the footprint and going straight up. I'll walk you through the elevations in a second and explain that a little more. They're also adding a covering, a portico, to the front entrance simply to not DINA M. MORGAN, REPORTER

get wet when they're opening and closing the door. So it's basically utilitarian reasons for the addition, but I felt the need to explain it.
The biggest site issue I think I should point out is that the slope slopes from the front yard to the backyard approximately 10 feet. I know you're all familiar with Dale Road, the houses pretty much sit up on a hill. This house is one and a half stories out of the ground at the front and only a story in the rear. So it's pretty much dug into the hill right now.
I will walk you through the plan. So I have the existing floor plans up on top and the proposed right below them. Basically they're going to keep the right-hand side of the house pretty much existing. They'll renovate the kitchen. They do want to put the master bedroom on the first floor to get away from the four kids. They are going to do some basic remodeling to the house. Nothing over the top. Staying low within the footprint. They are going to push out for a new fireplace DINA M. MORGAN, REPORTER

off the front left-hand side of the house, and they're going to push the dining room out and basically square off the plan about a foot and a half out the back left-hand side of the house.
The second floor is basically a rectangle, which is going to sit on the existing floor, and you're going to have four almost equally sized bedrooms. One of the bedrooms is going to be a suite. They had a little girl. The other kids are all boys. So they put a bathroom in one of the bedrooms and they have a nice hall Jack and Jill bathroom with a washer dryer, stacker washer and dryer, to keep it a little closer to where the clothes are going to reside. So that's the floor plan just very quickly.
The elevations of the house pretty much stay very much in character with the neighborhood. There's a house that did a very similar addition to what we're proposing two houses down at 30 Dale. It's a raised ranch. They added a second story. So for our purposes, we basically are removing the gable DINA M. MORGAN, REPORTER

at the front of the house, taking the roof off, which is a 5 pitch, adding 9 feet above that, which is a story, putting that 5 pitch roof right back on. So we're not changing the roof pitch to keep the character of the house similar. To make it a little bit less vertical in nature, the front bump out that exists now, we're going to remove the gable that's there, we're going to put a horizontal shed on there, roof, again, just to -- as we heard in the application before us -- to give you those horizontal lines to break the height. I'm also going to add a roof over the new garage door that we're going to be putting in place. That again is just to create scale and step the house back as you go up the hill, and also to create scale, horizontality, and make the house feel a little bit smaller while we're adding an entire story on it.
As you follow the house around, you could see that the shape pretty much doesn't change. The second floor does step in from the first. The second floor is -- I'm sorry, the rear elevation does show that rather than
having just a single story ranch look from the rear of the house, it will be a simple second story that's being added, and again, that horizontal roof band that we're going to continue through because that second floor steps in, to create more of that squatness to make the house look shorter than it is.

As far as materials, I guess I could walk through that really quickly. The plan is to be clapboard siding, a 7 inch exposure clapboard siding, Hardie Board in a boothbay blue. We're going to do Andersen 400 series windows white throughout the house. We're going to be replacing most of the windows except for these at the basement level, and those might very well get replaced as well. It all depends on the contractor, whether or not they could save them. That's the plan right now. We're going to do 5 inch Hardie Board trim at all the windows. We're going to do 12 inch Hardie Board water table separating the stucco board and the existing brick here at the basement from the new clapboard. It basically puts a new belt line on the entire house. The key

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here is just these horizontal lines that just keep tying the house to the ground and bringing it back down. We're going to do 6 inch corner boards, AZEK for the corner boards, the fascia and the freeze. The freeze boards will be 8 inches -- I'm sorry, 6 inches; our fascia boards will be 8 inches. We're going to have white aluminum gutters. We're going to do black composite shutters on the house. We're going to do a CertainTeed roof, which is called Georgetown gray. It's not a black and it's not necessarily a gray, it's right in between. I think it will tie in nicely with the color of the siding. We'll do black wrought iron railings, which are actually in place. We're going to clean them up and paint them black. We're going to do a Clopay steel garage door, which will be white. The front door will also be painted black to tie in with the shutters.

I have a rendering -- not as nice as the one up saw earlier -- but basically to kind of block out the colors and where they are and what the house is potentially going to look like as far as how the color distribution is

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going on -- this hatched area that sits above
that is the new second story. The lighter
hatched area is the first floor addition. This
hatched area in front is the new portico roof.

MR. MCINTYRE: So with regard to the
setback on the right-hand side with the bump
out, is that considered part of the -- is that
an issue with regard to setback?

MR. FINELLI: We're actually right
inside the setback, and it exists there now.

MS. UHLE: You're allowed to extend
within the setback for chimneys.

MR. FINELLI: It might make more sense
looking at the existing floor plan. It might
help to explain it. This wall here, this is
the front elevation, the front of the house
here. So this line right here, the thought was
let's carry this all the way across and that's
what creates this new second story wall. So
this is existing.

As for the back of the house, this
existing wall here carries across and that's
where this wall comes from. So this area here
is existing, this is new on the first floor,

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and this little corner right here would be new
on the first floor.

MR. MCINTYRE: So really you're adding
a whole sort of second floor across the roof
space on this home.

MR. FINELLI: Right. The roof is a 5
on 12 pitch, so you can't access it other than
a pull down stair, and it will just be for
storage, mechanical units, duct work, things
like that.

MR. MCINTYRE: So you said 30 Dale
Road kind of most resembles --

MR. FINELLI: Yes.

THE CHAIRPERSON: Only the fact that
they put the second story on, but they didn't
17 go in.

MR. FINELLI: Right. It doesn't have
the benefit of this bump at the front, but the
idea -- again, it most resembles it because I
believe it's the only raised ranch that has
a -- it is the only raised ranch with an
addition on it, they just don't have the
benefit of this additional punch forward at the
front, they just carried that wall straight up.

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1 the size of it.
2 MR. FINELLI: Because it's on a hill.
3 MR. MCINTYRE: Right. Right. I think
4 the rear elevation is a little more balanced
5 purely because it's two levels, where the front
6 elevation I think kind of has this imposing
7 presence. I think to my colleague's point
8 about, you know, looking to try and have some
9 symmetry with regard to the brick work, I think
10 that can certainly help, you know, defuse the
11 sort of imposing nature of kind of the
12 elevation, and I think you're kind of somewhat
13 challenged because of, you know, the various
14 levels because it was a, you know, ranch where
15 you come in at one level, and then, you know,
16 you step up, and then you step up again. I
17 think the thing that I prefer about the rear
18 elevation is it's -- you know, you kind of have
19 that separation of that little bump out in
20 terms of the roof, so it kind of gives it some
21 balance where, you know, it differentiates the
22 ground level from the second floor level.
23 MR. FINELLI: Sure.
24 MR. MCINTYRE: The left-hand side of
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1 the front elevation is much more imposing than
2 the right-hand side, and that's primarily
3 because it's almost like a three level
4 elevation.
5 MR. FINELLI: It is. It is.
6 MR. MCINTYRE: Is there any way that
7 that could be softened up in terms of giving
8 it -- you know, breaking up that sort of, you
9 know, imposing three level elevation; do you
10 know what I mean?
11 MR. FINELLI: I understand what you're
12 suggesting. I guess I should point out, we
13 didn't change the grades at all.
14 MR. MCINTYRE: I understand.
15 MR. FINELLI: Knowing that and moving
16 forward from there, the only thing you could do
17 is continue to add false roof lines going
18 across. I think the problem with that is, you
19 get to a point where it's going to become too
20 much. I think maybe this is one of those times
21 where maybe less is more just this one
22 instance. I think maybe through the use of
23 some landscaping maybe we could propose, you
24 know, something there to help tie in -- you
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1 know, another either vertical or more
2 horizontal element in a sense that a tree could
3 be planted or bushes to certain heights that
4 might add a little bit more horizontal-ness
5 there. Being that that wasn't something that
6 we were looking at for ARB, it's not something
7 I looked at. I could look at something --
8 again, the thought was to just come straight up
9 with that front wall just from a construction
10 point of view the simplicity of it. Stepping
11 back creates other issues as far as floor
12 area and other issues that I really didn't want
13 to start delving into. It's just one of those
14 situations, you know, where it kind of is what
15 it is and that's on that side, unless we rework
16 the whole thing, and I don't think the owner
17 really wanted to do that.
18 MR. MCINTYRE: I certainly would not
19 ask you to do that, but again, that's just
20 something that I think you want to try and make
21 it as sort of least imposing --
22 MR. FINELLI: Understood. I agree
23 with you.
24 MR. MCINTYRE: -- As we can. Because,
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1 you know, I think it's going to be there
2 forever.
3 MR. FINELLI: In all fairness, on the
4 right-hand side where I had more elements to
5 play with, I did the garage door, the roof line
6 over it, and adding some of those brackets and
7 giving it a little more depth. Even the
8 portico over the front door could have been a
9 gable. I think just adding the shed roof in
10 there gives it a little more horizontality,
11 brings it all down. So all of those elements
12 just add to bringing this thing down to the
13 ground a little bit. On the left, I really
14 didn't have, you know, much to play with there.
15 MR. MCINTYRE: Right.
16 THE CHAIRPERSON: I would like to make
17 a motion to open for a public hearing,
18 Application 18-51.
19 MR. GARCIA-BOU: Second.
20 THE CHAIRPERSON: All in favor.
21 (All aye.)
22 THE CHAIRPERSON: Anyone here?
23 (No comments.)
24 THE CHAIRPERSON: No. I would like to
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1
make a motion to close the public hearing for
Application 18-51.

4    MR. MCINTYRE: Second that.
5    THE CHAIRPERSON: All in favor.
6    (All aye.)
7    MR. MCINTYRE: How wide is that sort
8    of little porch at the front door?
9    MR. FINELLI: The front portico?
10   MR. MCINTYRE: Yes.
11   MR. FINELLI: I believe it's 7 feet.
12   MR. MCINTYRE: Would there be any
13    merit in sort of rotating, you know, the roof
14    where you have the gable on the front as
15    opposed to -- so it kind of just gives it a
16    little more --
17    MR. FINELLI: That's where I was going
18    with it before. I added the shed in there
19    specifically to bring the scale back down. I
20    think what you're not seeing in the elevation
21    is there's a slight cantilever in here. So
22    this part of the house actually juts forward a
23    little bit past the brick. So when you're
24    driving past this since you're looking up at
25    it, I think that's going to add another

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1    dimension that you wouldn't see if you're
2    looking straight on at the drawing. It might
3    be doing I think a little bit of what you're
4    looking for as far as breaking that. It's not
5    a three story, you know, mass. It's more of a
6    cantilevered two story. I think that will help
7    a little lot more with what you're struggling
8    with.
9
10   MR. MCINTYRE: There is an overhang
11   there?
12   MR. FINELLI: Yes.
13   MR. MCINTYRE: I absolutely agree. I
14    think that would certainly give it a little
15    fenestration.
16   MR. FINELLI: I'm sorry, I didn't pick
17    that up as well. As we're talking about it,
18    I'm looking at the side elevation and I'm
19    thinking, wait, there's a little overhang here.
20    Again, I just think that might add another
21    shadow.
22   MR. MCINTYRE: I definitely think that
23    that could only help that.
24   MS. UHLE: I think the only
25    recommendation you had was to extend the brick

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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 18th day of March, 2019.

DINA M. MORGAN
Court Reporter
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