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4 TRANSCRIPT OF  
5 TOWN OF EASTCHESTER  
6 ARCHITECTURAL REVIEW BOARD MEETING  
7 MARCH 1, 2018  
8  
9 ..... X

10 HELD AT: Eastchester Town Hall  
11 40 Mill Road  
12 Eastchester, New York 10709  
13 7:00 p.m.

14 BOARD MEMBERS IN ATTENDANCE:  
15 LAURA RAFFIANI, CHAIRPERSON  
16 ENDA MCINTYRE, MEMBER  
17 SILVIO LUCA, MEMBER

18 EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

TOWN OF EASTCHESTER  
Building and Planning Department

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
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MAR 2 2 2018

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2 in early fall of 2017, and I think you

3 rightfully made the suggestion to go try and

4 get a variance to push the house forward. So

5 we got the 10 foot variance. Instead of a 30

6 foot front yard setback, we have the 20 foot

7 front yard setback, which makes sense because

8 the house on the corner is even closer to the

9 property line, like 14 feet, and the house to

10 the left is also more in alignment with this

11 house now. It really makes sense because there

12 is so much rock. The further you go back, the

13 more rock excavation. The owner did get a

14 temporary permit to see what the rock was all

15 about, and I guess he learned the lesson that

16 it's real rock. It's not any fake rock or not

17 any soft rock, it's real hard rock.

18 I think the other comment the board

19 made was there was too much asphalt. We had

20 turnaround areas in the front and we had two

21 separate driveways. So now we changed the plan

22 and we have one driveway in the middle

23 servicing this two family house, two separate

24 garages.

25 We tried to make it a low profile,  
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2

3 THE CHAIRPERSON: Good evening,

4 everyone, and welcome to the March 1st, 2018

5 ARB meeting. Would you all please stand for

6 Pledge of Allegiance.

7 (Whereupon the Pledge of Allegiance

8 was said.)

9 THE CHAIRPERSON: Margaret, if you

10 would call the roll.

11 MS. UHLE: Okay. Enda McIntyre.

12 MR. MCINTYRE: Here.

13 MS. UHLE: Laura Raffiani.

14 THE CHAIRPERSON: Here.

15 MS. UHLE: Silvio Luca.

16 MR. LUCA: Here.

17 MS. UHLE: Jennifer Nemecek was not

18 able to make it this evening, and I'm not sure

19 whether Carlos Garcia-Bou will be arriving late

20 or not. He may surprise us.

21 THE CHAIRPERSON: First application up

22 is Application 17-17 for 10 Morgan Street.

23 MR. COTUGNO: Good evening. My name

24 is John Cotugno. I'm the architect. With me

25 also is the homeowner, Joseph Nannariello.

So we were before this board I think  
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2 that's why the second floor we have like

3 dormers on the second floor and we made it some

4 more symmetrical. I think that was another

5 comment of the board the last time we were

6 here.

7 So we plan to use HardiePlank on the

8 house, gray pre-finished HardiePlank and white

9 trim, Timberline charcoal gray roof, I think it

10 will look nice in there.

11 THE CHAIRPERSON: The color of the

12 garage doors and the front doors?

13 MR. COTUGNO: The garage doors I like

14 to see in like mahogany color.

15 THE CHAIRPERSON: And the front doors?

16 MR. COTUGNO: Probably the same,

17 mahogany.

18 THE CHAIRPERSON: If you don't have

19 cuts of that, it would be appreciated if you

20 could bring that to the Planning Board.

21 MR. COTUGNO: Okay, we will.

22 THE CHAIRPERSON: Normally, we're the

23 ones who like to see the colors and pretty

24 things, but we accept verbal, but for sure

25 you're going to need it when you go to the

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1 Planning Board.

2 MR. COTUGNO: Yes. As Margaret said,  
3 we're working on the landscape plan now and the  
4 storm water management plan.

5 THE CHAIRPERSON: If you would put up  
6 the street-scape. Do you have that board?

7 MR. COTUGNO: I don't think I have  
8 that. I only have it on the small scale here.

9 THE CHAIRPERSON: Maybe I could give  
10 you one of these, just so that those at home  
11 could see it also.

12 MS. UHLE: Maybe you could take one  
13 from Michael. Do you have it in your package?  
14 Thank you, Michael.

15 THE CHAIRPERSON: Here you go, John.

16 MS. UHLE: Michael, that's okay,  
17 Laura's got it.

18 THE CHAIRPERSON: I think that clearly  
19 shows you also the depth as well.

20 MR. COTUGNO: This is the proposed  
21 house here and this is the other non-conforming  
22 house to the north. It's about the same height  
23 and you could see pretty much the same  
24 proportions as the existing house. We're going  
25

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1 to keep the stone walls in the front and just  
2 have the opening where it is now.

3 THE CHAIRPERSON: And then I think if  
4 you could point out on that sketch above how in  
5 line with the street -- you know what I mean --  
6 the setbacks, it shows the setbacks nicely.

7 MR. COTUGNO: Again, it was this  
8 board's recommendation to bring the house  
9 forward to line up with the existing house to  
10 the left. The house on the corner is much  
11 closer to the property line because that's  
12 their side yard, it's not their front yard. It  
13 definitely was a smart idea to move it forward  
14 for aesthetic purposes, because every house is  
15 about 20 feet from the property line on both  
16 sides of the street and it would look like a  
17 missing tooth if one house was all a sudden  
18 30 feet. Also, as I said, the rock excavation,  
19 you save a lot of banging.

20 THE CHAIRPERSON: Are there  
21 indications on the plans where the mechanicals,  
22 you know, the AC and that kind of stuff, is  
23 that indicated on the site plan?

24 MR. COTUGNO: I'm not sure if it's on  
25

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1 the plans, but probably on those patio units in  
2 the back. The property steeply slopes up to  
3 the rear, and I wouldn't want to put it on the  
4 sides either because the property slopes from  
5 rear to front. So I would opt to put them in  
6 the patios. We've got the patios across the  
7 whole rear of the house, and we'll build a  
8 little enclosure around it with lattice.

9 THE CHAIRPERSON: Okay. So again,  
10 that's one more thing that you need to indicate  
11 on the plans.

12 MR. COTUGNO: Yes. I'll make a note  
13 to do that.

14 MR. MCINTYRE: You did make reference  
15 to the site being -- you know, the site  
16 conditions and the degree of rock on the site.  
17 The fact that you did move the house forward,  
18 certainly I think it's better situated on the  
19 lot. In terms of the current layout, is  
20 there -- I guess there is a considerable amount  
21 of excavation required to place the house and  
22 to dig the foundation as it's currently laid  
23 out?  
24

25 MR. COTUGNO: Right. That's why he

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1 did one of the test pits with the machine and  
2 we got it -- in fact, he got a little carried  
3 away. It's almost all done already. We won't  
4 get into that. It's important to know for  
5 anybody what they're up against before they  
6 sign on the dotted line.

7 MR. MCINTYRE: Knowledge is power;  
8 right?

9 MR. COTUGNO: Because rock excavation  
10 is a major cost.

11 MR. LUCA: Did you consider drainage  
12 as well because of the rock?

13 MR. COTUGNO: What's that? Drainage?

14 MR. LUCA: Yes.

15 MR. COTUGNO: Yes. Well, for the old  
16 plan we did have already a storm water  
17 management plan that I know Eliot Senor worked  
18 with the people of the town and they came up  
19 with -- I guess Hector -- an idea of getting  
20 rid of the water, containing it on the site,  
21 and overflowing to the municipal sewer.  
22 Because of the rock, there's very poor  
23 drainage. He just has to revise that plan for  
24 the -- it's basically the same size house, less  
25

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1 driveway, and one driveway rather than two, and  
2 the house is forward. So he just has to revise  
3 that calculation.

4 THE CHAIRPERSON: On the second floor  
5 plan, A102, the bathrooms are both bath 2?

6 MR. COTUGNO: Oh, okay. I don't know  
7 why she wrote that. Well, it's each unit.

8 THE CHAIRPERSON: No, but they both  
9 have two bath 2's. I think maybe the master  
10 bedroom should have bath 1.

11 MR. COTUGNO: Right. Right. Yes,  
12 they both say 2 in both apartments. One should  
13 be 1, the master should be 1, or it should just  
14 say, master bathroom.

15 THE CHAIRPERSON: I mean not that --  
16 it just could get confusing.

17 MR. COTUGNO: Yes, that was a mistake.

18 THE CHAIRPERSON: Any other comments  
19 from the board?

20 MR. MCINTYRE: No. Listen, I think --  
21 and again, you did allude to the fact that this  
22 was last year, I think over eight months ago.  
23 I do remember this application to some degree  
24 in its original submission and certainly from

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1 an aesthetic standpoint and an architectural  
2 standpoint, this is a big improvement.

3 MR. COTUGNO: Yes.

4 MR. MCINTYRE: You know, I think to  
5 Laura's point, I think these drawings just need  
6 to get sort of tweaked a little bit more. You  
7 know, like the condensers, like the light  
8 fixtures, like the drains and the leaders, I  
9 just think they might need another pass through  
10 before they come to the Planning Board so that  
11 all of those elements get incorporated onto the  
12 set for the Planning Board's review. I think  
13 what makes this project better in this  
14 rendition is the fenestration of the moldings  
15 and the little mansard roofs and the gables and  
16 the windows and the symmetry. So I would hope  
17 that that makes it through to the finished  
18 product. I don't see any sort of detailing or  
19 reference as to what that is.

20 So again, I think that level of  
21 detail, if that can be incorporated onto the  
22 next set that goes through to the Planning  
23 Board, then, you know, I wouldn't see any issue  
24 with, you know, offering our recommendation on

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1 this application.

2 MR. COTUGNO: I made notes.

3 THE CHAIRPERSON: Let them know what  
4 kind of windows you're using.

5 MR. MCINTYRE: There's not a lot of  
6 detail, there's not really a finished schedule,  
7 there's not any reference as to what the  
8 windows are, what the corbeling is, the  
9 molding. So, you know, the devils in the  
10 details as they say. It's certainly a marked  
11 improvement on what we saw the last time, just  
12 from memory, but I think if some of those  
13 embellishments can be made to this set of  
14 drawings, then I think you're home free.

15 MR. COTUGNO: Thank you. It will be  
16 done.

17 MS. UHLE: John, I just have one quick  
18 comment. Could you just go over with Jay with  
19 regard to the width of the driveway to make  
20 sure that that complies with the zoning.

21 MR. COTUGNO: What's that?

22 MS. UHLE: If you could just make sure  
23 that the width of the driveway complies with  
24 zoning.

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1 MR. COTUGNO: I have a dimension, I  
2 just don't have the site plan.

3 MS. UHLE: I think on the front here  
4 for when you're talking about impervious  
5 surfaces, it's measuring 20 feet 8 inches but  
6 you have 28. It's 20 feet 8 inches. So if you  
7 could correct that.

8 MR. COTUGNO: I didn't notice it. I  
9 thought it didn't say anything.

10 MS. UHLE: It doesn't on the site  
11 plan. So it should be dimensioned on the site  
12 plan, but where the dimension is given it's  
13 where you do the diagrams for impervious  
14 surfaces.

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

18 MR. MCINTYRE: Second that.

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

21 THE CHAIRPERSON: Is there anyone here  
22 to talk about it?

23 (No comments.)

24 THE CHAIRPERSON: I would like to make  
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1 EASTCHESTER ARB - 3/1/18  
 2 a motion to close Application 17-17 for the  
 3 public hearing.  
 4 MR. MCINTYRE: Second that.  
 5 THE CHAIRPERSON: All in favor.  
 6 (All aye.)  
 7 THE CHAIRPERSON: Any more comments by  
 8 the board other than -- Margaret, would you  
 9 like to make comments?  
 10 MS. UHLE: Sure. To provide catalogue  
 11 cut sheets of the garage doors, and then also  
 12 either cut sheet details or more information  
 13 about materials and finishes with regard to  
 14 drains and leaders, the windows, trim.  
 15 THE CHAIRPERSON: Lighting.  
 16 MS. UHLE: Lighting. So those kinds  
 17 of things. To show the location of the AC  
 18 condenser units on the site, to correct the  
 19 labels on the bathrooms, and to -- just  
 20 reiterating to provide the landscape plan and  
 21 the storm water management plan to the Planning  
 22 Board.  
 23 MR. MCINTYRE: I think one other thing  
 24 that didn't get mentioned but it's worth a  
 25 recap, any sort of fencing, any sort of

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 2 boundary components along that little patio out  
 3 the back, that's not shown on any of these  
 4 details. So I think just a final once over to  
 5 make sure that all those pieces --  
 6 MR. COTUGNO: I'm sorry, I didn't hear  
 7 you, you said fencing?  
 8 MR. MCINTYRE: Yes.  
 9 MR. COTUGNO: What fencing?  
 10 MR. MCINTYRE: Well, you have a sort  
 11 of a walkout patio area off the back.  
 12 MR. COTUGNO: But then it will have a  
 13 wall because the property keeps going up, so  
 14 there will be a retaining wall.  
 15 THE CHAIRPERSON: I think that more of  
 16 that would come through on the landscaping plan  
 17 too; right?  
 18 MS. UHLE: Possibly. One thing you  
 19 guys had asked for previously that I think  
 20 would be helpful to Planning Board is a cross  
 21 section through the entire site, just to  
 22 understand that the wall at the back to the  
 23 retaining wall through the patio through the  
 24 house, like a cross section going through the  
 25 site.

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 2 MR. MCINTYRE: I think if you look at  
 3 drawing A104, John, which is I guess your  
 4 elevations, your various elevation, the reason  
 5 I bring up the fencing is because if you look  
 6 at, you know, the side elevation in the bottom  
 7 right-hand corner adjacent to the title block,  
 8 there is no indication of any sort of fencing.  
 9 MR. COTUGNO: Oh, on the top?  
 10 THE CHAIRPERSON: Yes.  
 11 MR. MCINTYRE: Yes.  
 12 MR. COTUGNO: On top of the wall?  
 13 MR. MCINTYRE: At the back of the  
 14 house. It just looks like it's open. If  
 15 there's a retaining wall, which I'm assuming  
 16 there is, then I think that --  
 17 MR. COTUGNO: I wasn't planning on  
 18 putting a fence above it, if that's what you  
 19 mean.  
 20 MR. MCINTYRE: No, not above it but to  
 21 either side of it.  
 22 MR. COTUGNO: Oh, on the side view.  
 23 You're right.  
 24 MR. MCINTYRE: Yes, on the side.  
 25 MR. COTUGNO: I understand. It's

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 2 unclear.  
 3 MR. MCINTYRE: Right. So I think just  
 4 based on the comments and the summation that  
 5 Margaret just outlined, I think that we're  
 6 confident in passing Application 17-17, 10  
 7 Morgan Street, on to the Planning Board for  
 8 their ultimate review.  
 9 MR. COTUGNO: Okay, we'll take care of  
 10 it. Thank you.  
 11 MR. MCINTYRE: Good luck and thank  
 12 you.  
 13 THE CHAIRPERSON: Next up is  
 14 Application 17-67, 19 Stebbins Avenue.  
 15 MR. IANNACITO: Good evening. My name  
 16 is John Iannacito, I'm an architect, and I'm  
 17 representing Mr. and Mrs. DeBietto this  
 18 evening. We are proposing an addition and  
 19 alterations to the existing single family  
 20 residence located at 19 Stebbins Avenue.  
 21 The proposed scope of work will  
 22 include a one story addition at the front and  
 23 side of the existing residence, which is  
 24 highlighted here on the site plan. We're also  
 25 proposing site alterations which will include

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1 the relocation of the driveway and curb cut  
2 from Everett Street, which is shown dotted  
3 here. We're going to relocate it to Stebbins  
4 Avenue and have the entrance of the garage on  
5 Stebbins Avenue.

6 This application was presented to the  
7 Zoning Board and the following area variances  
8 were granted on February 13, 2018. The first  
9 was for a front yard setback, which is the  
10 Everett Street side; the second was for the  
11 total gross floor area; and the third was for  
12 the impervious surface coverage.

13 Quickly go through the plans. In the  
14 basement, I have the addition highlighted here  
15 at the end of the building and the addition  
16 will consist of a new two car garage. Here are  
17 the first floor and second floor plan. The  
18 addition is highlighted on the first floor  
19 here, and it would consist of a new family room  
20 off of the existing dining room. Then on the  
21 second floor, we're proposing to expand the  
22 existing dormer and then construct a second  
23 dormer on the roof.

24 The elevations. The front, the

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1 proposed addition, garage and family room and  
2 the two dormers. No changes to the right side  
3 of the house, and then at the rear and left  
4 side here we have the addition, and then the  
5 addition here on the side with two dormers.

6 The rendering, which shows the  
7 exterior materials. The wall surfaces will be  
8 cedar shakes to match the existing. The  
9 existing stone veneer at this end of the house  
10 will remain, and the new retaining walls along  
11 the driveway will match that stone veneer, the  
12 roof surfaces will be asphalt to match  
13 existing, the windows will be vinyl clad in a  
14 white finish to match existing, the trim will  
15 be painted AZEK in a white finish to match  
16 existing, gutters and leaders will be white in  
17 aluminum to match existing, and the overhead  
18 door will be fiberglass with a white finish.

19 I have samples of the materials if you  
20 would like to see them. Thank you.

21 THE CHAIRPERSON: I'm noticing on the  
22 front elevation on the photo rendition, that  
23 the stone is as original but on the plan that  
24 there seems to be HardiePlank above?

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1 MR. IANNACITO: The plans that I  
2 originally submitted didn't have stone there.  
3 This is actually -- they're going to be  
4 rebuilding the gable end of the house to give  
5 the roof a little bit steeper pitch and match  
6 the pitch of the addition and the dormers. So  
7 originally I was going to put siding on that  
8 end, and then when we got the first rendition  
9 of the rendering, it didn't look that good  
10 without the stone there so we decided to extend  
11 the stone all the way up and that's what shown  
12 on the rendering. So this will be new stone on  
13 the gable here to match existing.

14 THE CHAIRPERSON: But there is stone  
15 there now, it's just the pitch is off?

16 MR. IANNACITO: There is, it's just a  
17 very low pitch.

18 THE CHAIRPERSON: Okay.

19 MR. IANNACITO: I don't think there's  
20 a window up there either on the existing house.

21 THE CHAIRPERSON: Right.

22 MR. MCINTYRE: Right. Okay.

23 MR. IANNACITO: Just having it really  
24 low like that didn't look right on the

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1 elevation, so we're going to change the pitch.

2 THE CHAIRPERSON: Okay.

3 MR. MCINTYRE: So is it that attic  
4 space?

5 MR. IANNACITO: Yes, it's just storage  
6 space.

7 MR. MCINTYRE: You're just putting the  
8 window in so it gives it some balance?

9 MR. IANNACITO: Yes. Actually, I  
10 didn't even show it on the plan here. I should  
11 probably show that here. It will be behind the  
12 bedroom area. It will just be attic space.

13 MR. MCINTYRE: Right. Yes, I agree,  
14 you know, bumping that gable up gives it much  
15 more symmetry and balance.

16 MR. IANNACITO: It just didn't look  
17 right having siding up there. I think the  
18 stone works a little better. I mean, I think  
19 it would be nice to have more stone on the  
20 house, but I don't know if it's in the budget.

21 MS. UHLE: It definitely looks better  
22 with the two dormers, too, other than just the  
23 one.

24 MR. IANNACITO: Yes. The dormer is

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1 getting pushed forward and the pitch on the  
2 dormer is also getting changed.

3 MS. UHLE: That looks nicer.

4 MR. LUCA: The existing ridge is the  
5 same ridge?

6 MR. IANNACITO: Yes. Here is exactly  
7 the same, yes. This ridge is lower, but the  
8 slope will continue on the side to meet that  
9 pitch. This is the side elevation. You'll  
10 have this triangular space here.

11 THE CHAIRPERSON: I notice on the  
12 existing plan the air conditioning units were  
13 in the front?

14 MR. IANNACITO: Yes. They're  
15 actually --

16 MR. MCINTYRE: Actually, in the  
17 existing picture.

18 MR. IANNACITO: They're located right  
19 here.

20 MS. UHLE: That's because technically  
21 that's their side yard. That's not an ideal  
22 location for them, but technically they're  
23 allowed to do it there. In fact, they might  
24 have done it there because they were told they  
25

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1 couldn't do it on the other one.

2 MR. IANNACITO: They don't really  
3 have --

4 MS. UHLE: They didn't have room on  
5 the other side?

6 MR. IANNACITO: The other side, the  
7 setback is right up against the house. I mean,  
8 this setback is right up against the house  
9 also. Then they have a pool with a deck in the  
10 back. I'm not sure when those air conditioning  
11 units were installed.

12 MR. MCINTYRE: Regardless of when they  
13 were installed, where are they going to be  
14 installed?

15 MR. IANNACITO: Well, I think we were  
16 planning on leaving them where they were.

17 THE CHAIRPERSON: Can they be hidden  
18 somewhere with some landscaping?

19 MR. IANNACITO: Would could add  
20 landscaping to it, yes.

21 MR. MCINTYRE: Surprisingly enough,  
22 that didn't show up on the rendering.

23 MR. IANNACITO: No, no, we don't put  
24 air conditioning units on the rendering, no.  
25

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1 MR. LUCA: You're building a retaining  
2 wall on the property line to raise --

3 MR. IANNACITO: Here on the driveway?

4 MR. LUCA: Well, it looks like from  
5 your rendering where the front door is that  
6 wall kind of goes around.

7 MR. IANNACITO: The wall can only come  
8 out to a certain point and stop.

9 MR. LUCA: So the landscaping will  
10 just die down?

11 MR. IANNACITO: Yes. Actually, the  
12 whole property slopes down to the corner here.  
13 This driveway should be showing a little bit of  
14 a slope on it because the street elevation is  
15 96.3, and then the garage -- it's probably like  
16 a 2 foot slope from the street to the garage  
17 door.

18 MR. LUCA: So the retaining wall on  
19 the driveway is not going straight, it kind of  
20 comes --

21 MR. IANNACITO: It won't be straight  
22 across.

23 MS. UHLE: For zoning compliance  
24 purposes, the front yard is Everett Street but  
25

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1 the practical front yard is on Stebbins.

2 MR. IANNACITO: The front yard here  
3 for zoning purposes is Everett Street, which is  
4 where the existing house was set back 38 feet.  
5 So when we pushed the house toward Everett  
6 Street, we needed a variance so instead of  
7 30 feet we had 10 feet. So they gave us a  
8 variance for the 20 feet.

9 THE CHAIRPERSON: What now appears to  
10 be the front, the setback is now like 30 feet;  
11 right?

12 MR. IANNACITO: No. This front here  
13 is 14 feet, which complies, because that's  
14 actually the side yard. From a zoning point of  
15 view, Stebbins is the side yard. You can see a  
16 dotted line around the building, that's  
17 actually the buildable area which shows the  
18 setbacks. It's just because it's a narrow lot.  
19 If they would use Stebbins as the front yard,  
20 you would never be able to build. 30 feet  
21 would put you -- you would have to have a house  
22 that was 10 feet wide or less.

23 THE CHAIRPERSON: Okay.

24 MR. MCINTYRE: So this obviously was  
25

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1 EASTCHESTER ARB - 3/1/18  
 2 enacted when the original house was built;  
 3 right?  
 4 MR. IANNACITO: The zoning?  
 5 MR. MCINTYRE: Yes.  
 6 MR. IANNACITO: It probably wasn't  
 7 existing, yes, when the house was built, yes.  
 8 MS. UHLE: On corner lots --  
 9 MR. IANNACITO: You get to choose.  
 10 MS. UHLE: -- You basically get to  
 11 choose. Depending on the configuration of the  
 12 lot, sometimes the front entrance to the house  
 13 is not always on the front yard.  
 14 MR. MCINTYRE: Interesting.  
 15 MR. IANNACITO: It happens quite  
 16 often, especially in this neighborhood. You'll  
 17 see it on a lot of corner lots.  
 18 MR. MCINTYRE: So is there any --  
 19 obviously the aesthetic aspect of having those  
 20 condensers, you know, in their front yard --  
 21 like you're spending all this money to come up  
 22 with something like this, you know, is there a  
 23 way -- a creative way of masking them or, you  
 24 know, putting them somewhere so they're not --  
 25 MR. IANNACITO: Right now they have  
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 2 the pool equipment right here, and they could  
 3 easily move this fencing this way more and have  
 4 the condensers behind the fence.  
 5 MR. MCINTYRE: I just think at the end  
 6 of the day --  
 7 MR. IANNACITO: Or it could just be  
 8 planted out.  
 9 MR. LUCA: I think that's what you're  
 10 going it wind up doing, because moving the  
 11 fence or moving the equipment, they certainly  
 12 don't want the equipment by the pool.  
 13 MR. IANNACITO: But it would be behind  
 14 the pool equipment. The pool equipment is  
 15 there any way, so having it right next to it if  
 16 you have everything just lined up right next to  
 17 each other --  
 18 MR. MCINTYRE: Listen, that's.  
 19 MR. LUCA: I think if they landscape  
 20 it correctly, it will be okay.  
 21 MS. UHLE: You could easily screen  
 22 them. You could just pull the planting bed out  
 23 a little more.  
 24 MR. MCINTYRE: I think you're going to  
 25 all of this trouble and you're looking to make  
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1 EASTCHESTER ARB - 3/1/18  
 2 this, you know, as nice as it's going to look,  
 3 I think, you know, to not do something like  
 4 that would be a --  
 5 MR. LUCA: Don't forget, you're going  
 6 to be adding another condenser most likely.  
 7 You're adding a lot of square footage.  
 8 MR. IANNACITO: It's only the family  
 9 room, because the garage doesn't get heated and  
 10 there's no second story above it.  
 11 MR. LUCA: Oh, it's not.  
 12 MR. IANNACITO: It's much lower.  
 13 MR. LUCA: What about the space above  
 14 the garage, I mean, what is that space?  
 15 THE CHAIRPERSON: That's the family  
 16 room.  
 17 MR. IANNACITO: This is going to have  
 18 a cathedral ceiling, so this is more of a  
 19 second floor right here.  
 20 MR. LUCA: Right. All that's new  
 21 square footage, isn't it, above the garage?  
 22 MR. IANNACITO: Just this space above  
 23 the garage.  
 24 MR. LUCA: What is that, a thousand  
 25 square feet, 600?  
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1 EASTCHESTER ARB - 3/1/18  
 2 MR. IANNACITO: 27 by 30.  
 3 MR. LUCA: It's going to need its own  
 4 unit, right, a 3 ton unit?  
 5 MR. IANNACITO: One of those  
 6 Mitsubishi. I don't think we need to do a  
 7 whole new ducted system just for that space.  
 8 So we'll have to find another condenser  
 9 probably. The Mitsubishis are small. I'll  
 10 show it on the plan for the planning, and I'll  
 11 also put a note there that it needs to be  
 12 landscaped.  
 13 MS. UHLE: Landscaped or relocated.  
 14 MR. IANNACITO: Well, yes. I think  
 15 he'll probably want to landscape it instead of  
 16 relocating it.  
 17 THE CHAIRPERSON: You don't know what  
 18 shape they're in either, whether they're going  
 19 to have to be replaced or not at this point.  
 20 MR. IANNACITO: He expanded the second  
 21 floor a few years ago, added a shed dormer back  
 22 here, and it really didn't change much on the  
 23 air conditioning load or the heating load, so  
 24 they might be there for awhile. We'll check  
 25 and see. If they need to be replaced, I guess  
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1 EASTCHESTER ARB - 3/1/18  
 2 we could relocate them. The only possible  
 3 place would be by the pool because there is no  
 4 other room on the site. You're up against the  
 5 setback line here, I don't think we want them  
 6 out here. There isn't a spot for them.  
 7 MS. UHLE: The only problem with  
 8 landscaping them there is depending on how much  
 9 room you have between them and the sidewalk as  
 10 well.  
 11 MR. IANNACITO: They have this walkway  
 12 here, this is an existing walkway, so I think  
 13 we'll have enough room.  
 14 MS. UHLE: You'll need something  
 15 that's fairly tall and fairly --  
 16 MR. IANNACITO: Wide.  
 17 MS. UHLE: Wide, yes. They can look  
 18 into that.  
 19 MR. IANNACITO: You are looking up at  
 20 it, so maybe it doesn't have to be so tall.  
 21 MR. MCINTYRE: That's why you get the  
 22 big bucks, John.  
 23 MR. IANNACITO: I wouldn't know an  
 24 apple tree from a --  
 25 MR. MCINTYRE: So for the record, I  
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1 EASTCHESTER ARB - 3/1/18  
 2 would like to make a motion that we open up  
 3 Application 17-67, 19 Stebbins Avenue, to the  
 4 public; do I have a second?  
 5 THE CHAIRPERSON: Second.  
 6 MR. MCINTYRE: All in favor.  
 7 (All aye.)  
 8 (No comments.)  
 9 MR. MCINTYRE: Anybody here? Looks  
 10 like there is nobody here, so I would like to  
 11 make a motion to close the public hearing on  
 12 Application 17-67.  
 13 THE CHAIRPERSON: Second.  
 14 MR. MCINTYRE: All in favor.  
 15 (All aye.)  
 16 MR. MCINTYRE: Okay, the public hear  
 17 ing is now closed. Any other sort of comments  
 18 on this application?  
 19 THE CHAIRPERSON: That's about it.  
 20 Margaret, would you like to summarize?  
 21 MS. UHLE: Yes. It was just to show  
 22 the attic window on the plan, show the location  
 23 of the AC condenser units on the plan, and  
 24 provide landscaping or relocate the AC  
 25 condenser units.  
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1 EASTCHESTER ARB - 3/1/18  
 2 MR. MCINTYRE: Okay. So I think based  
 3 on that, I would like to make a motion on this  
 4 application, 17-67, 19 Stebbins Avenue, that we  
 5 pass it along to the Planning Board for their  
 6 review and consideration subject to the  
 7 applicant addressing some of the issues that we  
 8 just outlined. Do I have a second?  
 9 THE CHAIRPERSON: Second.  
 10 MR. MCINTYRE: All in favor.  
 11 (All aye.)  
 12 MR. IANNACITO: Thank you.  
 13 MR. MCINTYRE: Thank you.  
 14 THE CHAIRPERSON: Next application is  
 15 Application 17-55, 330 White Plains Road.  
 16 MR. IANNACITO: Good evening, again.  
 17 John Iannacito, I'm an architect, and I'm  
 18 representing Cos-Jon, LLC, the owners of the  
 19 subject property. We are proposing a one story  
 20 addition and a change of use to the existing  
 21 Type 1 food service establishment located at  
 22 330 White Plains Road.  
 23 The proposed scope of work will be to  
 24 remove an existing non-compliant structure that  
 25 was constructed behind the existing building  
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1 EASTCHESTER ARB - 3/1/18  
 2 without permits, and it's highlighted here on  
 3 the existing site plan, and we are going to  
 4 construct a new one story addition in the same  
 5 location at the rear of the existing building,  
 6 and it's highlighted here on the proposed site  
 7 plan. We're also proposing to change the use  
 8 from a deli to a pizzeria. We're proposing  
 9 exterior facade alterations and site  
 10 alterations. The site alterations will include  
 11 a new parking layout and new landscaping.  
 12 The existing parking area shown here  
 13 on the existing site plan has a large  
 14 continuous curb cut and cars are required to  
 15 back out over the sidewalk and right-of-way.  
 16 On the proposed parking layout, we've reduced  
 17 the curb cut substantially and improved the  
 18 access to the site and made it a safer access  
 19 for both pedestrians and vehicles.  
 20 We are proposing to replace the  
 21 existing fencing that runs along the rear of  
 22 the property. The new fencing will be a 6 foot  
 23 high vinyl fence in a white finish. We're also  
 24 proposing new landscaping within the property  
 25 here in this corner here to screen the parking,  
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1 EASTCHESTER ARB - 3/1/18  
 2 and also proposing planting beds along the  
 3 property line to continue the existing  
 4 street-scape that exists both at the north side  
 5 and the south side of the property. The  
 6 proposed plantings are all listed on a  
 7 landscape plan that was submitted with the  
 8 application and was prepared by a landscape  
 9 architect. There's not a tremendous amount of  
 10 landscaping. She did propose a couple of trees  
 11 along the front here, I think they're lilac  
 12 trees, and then some plantings in the back  
 13 corner here which are all listed on her plan.

14 On the floor plans, the existing  
 15 structure is currently 1,236 square feet and is  
 16 used as a deli. The proposed addition will add  
 17 294 square feet on the first floor to create  
 18 additional space for a new walk-in refrigerator  
 19 and two handicapped accessible toilet rooms.

20 So here we have the existing basement,  
 21 which was used as a storage and a prep area for  
 22 the deli; the first floor plan of the deli,  
 23 which had a service counter and a small  
 24 kitchen; the existing -- oh, the proposed  
 25 basement will continue to be a prep area and

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1 EASTCHESTER ARB - 3/1/18  
 2 storage area for the new pizzeria. On the  
 3 first floor, here is the addition at the rear  
 4 with the walk-in refrigeration and two  
 5 handicapped toilet rooms. The restaurant will  
 6 have a small dining area inside, and we're also  
 7 proposing outdoor dining, outdoor seasonal  
 8 dining. The change in use will require an  
 9 amendment to the existing special permit for  
 10 the Type 1 food service establishment, and then  
 11 the proposed outdoor dining will require a new  
 12 special permit. Both of those we have applied  
 13 for through the Planning Board, and I guess  
 14 they'll vote on that at the next meeting.

15 The application was presented to the  
 16 Planning Board on November 30th for a  
 17 preliminary review, and then referred over to  
 18 the Zoning Board for review of the variances.  
 19 The Zoning Board approved four variances on  
 20 February 13th, 2018. The first was for a rear  
 21 yard setback for the proposed addition, which  
 22 is here. The second was for a side yard  
 23 setback to the addition on this side. The  
 24 third was for the number of off street parking  
 25 spaces. Then the fourth was for the backup

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1 EASTCHESTER ARB - 3/1/18  
 2 aisle width on the new parking layout.  
 3 Elevations. At the front of the  
 4 building, we are proposing a larger opening  
 5 with new folding glass doors, new awnings, new  
 6 lighting, and new signage. On the facade  
 7 facing the parking lot, we are proposing a new  
 8 window opening with a new awning, and then at  
 9 the rear, the one story addition, which will be  
 10 lower than the existing structure, and you  
 11 could see that on the side and at the rear of  
 12 the building.

13 On the proposed materials, the front  
 14 facade and the side facades the existing  
 15 finishes will remain. So the front is a brick  
 16 veneer and that will remain, and the two sides  
 17 are a stone veneer and that will remain also.  
 18 On the addition, the new surfaces will be  
 19 HardiePlank siding in an autumn tan finish, the  
 20 new window frames will be aluminum in a black  
 21 finish, the new trim on the addition will be  
 22 AZEK painted to match the siding, the new  
 23 coping will be aluminum with a black finish,  
 24 and the awnings will be a sunbrella fabric in a  
 25 black finish.

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1 EASTCHESTER ARB - 3/1/18  
 2 Here is the rendering. There's really  
 3 just a bigger opening, new awnings, new signs,  
 4 and new lighting. Everything else stays the  
 5 same.

6 THE CHAIRPERSON: What about the air  
 7 conditioners? I'm seeing an air conditioner  
 8 with an in wall unit on the old facade.

9 MR. IANNACITO: We're going to put a  
 10 new unit on the roof for heating and cooler.  
 11 There's also an existing hood on the roof that  
 12 will be replaced, and there's an existing fresh  
 13 air make up air unit which will be replaced.

14 MR. MCINTYRE: Is there any form of  
 15 natural light in those two little toilet rooms  
 16 in the back? I don't see any windows.

17 MR. IANNACITO: No, there will be no  
 18 windows in there.

19 MR. MCINTYRE: Any particular reason?

20 MR. IANNACITO: Well, they're pretty  
 21 close to the property line. I guess we could  
 22 have some windows back there, it's just a  
 23 matter of another place to have security  
 24 concerns. I mean, we have mechanical  
 25 ventilation, so I think it will be --

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1 MR. MCINTYRE: I'm not saying you need  
2 it or, you know, you don't need it but -- and I  
3 guess in the plan you have a sort of broken  
4 line, two rectangles in each of those. There  
5 is no roof plan here, there's not like there's  
6 anything on the roof; right? What do those  
7 rectangles indicate?

8 MR. LUCA: That's the handicapped  
9 accessibility. Like how a wheelchair --

10 MR. IANNACITO: They represent the  
11 clearances required for A.D.A.

12 MR. MCINTYRE: Usually I see that --

13 MR. IANNACITO: The circle I didn't  
14 put in there. I should have probably took  
15 those out too. You need certain clearances  
16 around the toilet, around the sink, and beyond  
17 the swing of the door.

18 MR. MCINTYRE: Yes, right. Okay. All  
19 right.

20 MR. LUCA: It's just too bad that you  
21 could see those doors from the dining area.  
22 They're like right in your face.

23 MR. IANNACITO: It's such a small  
24 space.

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1 area and kitchen area, a certain amount in the  
2 basement. So when we do the whole total, it  
3 will be over 15 people.

4 MR. MCINTYRE: You're not doing  
5 anything to the trim on the top of the building  
6 on this building, are you?

7 MR. IANNACITO: We're just changing  
8 the coping. I think it's a brown now and we're  
9 changing it to black. It's going to be a metal  
10 coping. The signage might change. We have to  
11 go in front of the sign committee for that.

12 MR. MCINTYRE: The one thing we looked  
13 at on your rendering, and again, that's a nice  
14 addition to any application because it  
15 certainly enhances the whole sort of  
16 perspective and understanding of the project,  
17 but just those gooseneck lights --

18 MR. IANNACITO: On the facade here?

19 MR. MCINTYRE: Yes. They just look  
20 low.

21 MR. IANNACITO: They look too low?

22 MR. MCINTYRE: Yes.

23 MR. IANNACITO: Yes, we can bring them  
24 up.

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EASTCHESTER ARB - 3/1/18

1 MR. MCINTYRE: You need two bathrooms?  
2 I guess you do; right?

3 MR. IANNACITO: We do because they're  
4 applying for a liquor license. I believe for a  
5 liquor license you need two bathrooms. Also,  
6 because of the seating, we had -- the  
7 calculation we use for occupancy load on this  
8 is one person for every 15 square feet in the  
9 dining area. So if we exceed 15 people in this  
10 building, you can't have a single bathroom, you  
11 have to have two.

12 MR. LUCA: So that's the actual  
13 layout, there's going to be three tables and a  
14 banquette in a sense?

15 MR. IANNACITO: Yes. There's going to  
16 be a linear table right here along this wall  
17 with seating. So these are fixed seats, so we  
18 can count each individual seat, but this area  
19 here you have to count as --

20 MR. LUCA: You have to count the  
21 outdoor seating as well?

22 MR. IANNACITO: For occupant load I  
23 don't think we have to do the outside. We have  
24 to count a certain amount of people in the prep

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EASTCHESTER ARB - 3/1/18

1 MS. UHLE: I don't know what you guys  
2 think, but besides looking too low, I like the  
3 goosenecks over the sign, but, personally, I  
4 wish you had a different type of sconce, more  
5 linear, because especially a gooseneck that  
6 projects out but it's not illuminating a sign  
7 or anything, I think it looks like a funny  
8 fixture.

9 MR. IANNACITO: When you flip through  
10 magazines, I've seen fixtures like this for  
11 sconces for this same purpose where it's not  
12 illuminating a sign. I can do a --

13 MS. UHLE: I, personally, think  
14 something that compliments the gooseneck but  
15 that's not also a gooseneck would look better.

16 MR. LUCA: What about lighting the  
17 parking lot as well, how is that working?

18 MR. IANNACITO: The parking lot right  
19 now we weren't planning on having any lighting.  
20 I think there is a light up at the top of the  
21 building now that shines down at the parking  
22 lot, so we may keep that. We're also going to  
23 propose some bollards on the parking lot, so we  
24 could do a bollard with a light at the top.

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1 EASTCHESTER ARB - 3/1/18

2 MR. LUCA: Only because most likely  
3 this is going to be open much later than the  
4 deli used to be.

5 MR. IANNACITO: Yes, the hours I think  
6 we had from up to 11:00 on weekdays and then  
7 12:00 on Friday and Saturday. I think that's  
8 what we had on the application. We can  
9 definitely have some lighting over the parking  
10 lot.

11 MR. LUCA: Even if you add it to the  
12 building as well. Whatever lights you decide  
13 instead of those goosenecks, you could put two  
14 on either side of the other fenestration and  
15 get some light facing the parking lot.

16 MR. IANNACITO: On here?

17 MR. LUCA: On the stone?

18 MR. IANNACITO: Yes, up here we could  
19 put something to shoot down. I think if you  
20 look at the photographs, I believe there are  
21 lights on the corners of the building. We  
22 could put a new light there to shine down at  
23 the parking lot.

24 MR. MCINTYRE: Is it natural gas or is  
25 it --

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1 EASTCHESTER ARB - 3/1/18

2 MR. IANNACITO: Right now the building  
3 is propane.

4 MR. MCINTYRE: Right.

5 MR. IANNACITO: So they have the work  
6 order in with Con Edison. They're going to  
7 bring gas into the building. Unfortunately,  
8 there's no gas anywhere near this building.

9 MR. MCINTYRE: That could be a bigger  
10 problem right there.

11 MR. IANNACITO: The gas line actually  
12 stops at the corner right before Country Market  
13 and then it stops at Tuckahoe Avenue. So that  
14 one section of 22 has no gas. This is the only  
15 building that fronts onto there. Everyone else  
16 has a corner lot or is beyond those streets or  
17 they front on Main Street, which is the street  
18 over, so they get there gas from Main Street.

19 MR. MCINTYRE: Is that going to have  
20 an impact on opening?

21 MR. IANNACITO: Right now Con Edison  
22 is not doing any digging until April 1st I  
23 believe it is, and they've been on the schedule  
24 I think since last September. They're supposed  
25 to be right when the moratorium ends.

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1 EASTCHESTER ARB - 3/1/18

2 Hopefully -- well, they have to also do the  
3 construction, so they're hoping by the time the  
4 construction is done --

5 MR. MCINTYRE: As long as you could  
6 rely on Con Ed, which is a wild cat.

7 MR. IANNACITO: Keep our fingers  
8 crossed for that, because they're not going to  
9 be able to make pizza without the gas. They'll  
10 have to bring it up from the Bronx. That's  
11 where their other place is.

12 MR. MCINTYRE: Louie and Ernie; right?

13 THE CHAIRPERSON: It's not a wood  
14 burning oven?

15 MR. IANNACITO: No, not wood burning,  
16 no.

17 MS. UHLE: Is this what it's actually  
18 going to be called or is that a --

19 MR. IANNACITO: Yes, Cosimo and  
20 Johnnies. It's Cosimo and John, the two  
21 owners. They just didn't know if it should be  
22 pizza or pizzeria, they're still trying to  
23 decide on that.

24 MR. MCINTYRE: Pizzeria.

25 THE CHAIRPERSON: I would like to make  
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1 EASTCHESTER ARB - 3/1/18

2 a motion to open Application 17-55 for a public  
3 hearing.

4 MR. MCINTYRE: Second.

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

7 THE CHAIRPERSON: Nobody is here. I  
8 would like to make a motion to close  
9 Application 17-55 for a public hearing.

10 MR. MCINTYRE: Second.

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

13 THE CHAIRPERSON: So, Margaret, could  
14 you sum up, please, the --

15 MS. UHLE: Yes. I believe the only  
16 two comments were to raise the sconces on  
17 either side of the --

18 MR. IANNACITO: Or find another  
19 option.

20 MS. UHLE: Well, actually, to make  
21 them higher and find another option.

22 MR. IANNACITO: Well, if there's  
23 something that's like a 4 or 6 inch high unit,  
24 that might be the center.

25 MS. UHLE: Then they might not have to

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1 EASTCHESTER ARB - 3/1/18  
 2 be as high. Okay. Consider the height and a  
 3 different option style, and then also consider  
 4 different light options for the parking lot.  
 5 Did you want them particularly in a certain  
 6 location or anything?  
 7 MR. LUCA: No.  
 8 MS. UHLE: Look at ways to illuminate  
 9 the parking lot. Those were the only two  
 10 comments, I believe.  
 11 MR. MCINTYRE: One other question in  
 12 looking at the photographs -- and again, sorry  
 13 for not addressing this -- the whole parking  
 14 lot is going to get, I guess, resurfaced?  
 15 MR. IANNACITO: Resurfaced, yes.  
 16 MR. MCINTYRE: And the walkways in the  
 17 front of the --  
 18 MR. IANNACITO: The landscape  
 19 architect is working on some finishes for the  
 20 sidewalk where the dining area is going, and  
 21 then the sidewalks out in the right-of-way I  
 22 believe are going to have to be redone  
 23 completely because they're not in great shape.  
 24 So I guess we'll have to talk to the Highway  
 25 Department about how to get the -- I guess it

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1 EASTCHESTER ARB - 3/1/18  
 2 will be the responsibility of the building  
 3 owner to do those. So we'll have to file a  
 4 permit with the Highway Department to  
 5 reconstruct the sidewalks.  
 6 MR. MCINTYRE: Okay.  
 7 MR. IANNACITO: We also have to get --  
 8 we have to reduce the curb cut. This is a  
 9 state road, so we have to deal with the state  
 10 on reducing the curb cut.  
 11 MR. MCINTYRE: Right.  
 12 THE CHAIRPERSON: I would think  
 13 reducing it would be a lot easier than making  
 14 it bigger.  
 15 MR. IANNACITO: Right. Probably. It  
 16 should be but you never no.  
 17 THE CHAIRPERSON: I would like to make  
 18 a motion to send Application 17-55 along to the  
 19 Planning Board with a recommendation for  
 20 approval with those comments aforementioned.  
 21 MR. IANNACITO: Okay, great. Thank  
 22 you.  
 23 MR. MCINTYRE: Okay, good luck.  
 24 THE CHAIRPERSON: Second?  
 25 MR. MCINTYRE: Yes, second that.

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1 EASTCHESTER ARB - 3/1/18  
 2 THE CHAIRPERSON: All in favor.  
 3 (All aye.)  
 4 MR. IANNACITO: Have a nice night.  
 5 MR. MCINTYRE: Thanks, John.  
 6 THE CHAIRPERSON: Are there any  
 7 minutes or anything that we need to approve.  
 8 MS. UHLE: No. Jennifer and Carlos  
 9 need to be here. You're caught up, though,  
 10 other than February, so that's good.  
 11 THE CHAIRPERSON: I would like to make  
 12 a motion to close the Architectural Review  
 13 Board meeting for March 1st, 2018.  
 14 MR. MCINTYRE: I second that.  
 15 THE CHAIRPERSON: All in favor.  
 16 (All aye.)  
 17  
 18 (MEETING ADJOURNED.)  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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1 EASTCHESTER ARB - 3/1/18  
 2 C E R T I F I C A T I O N  
 3  
 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 21st day of March, 2018.

  
 DINA M. MORGAN  
 Court Reporter

DINA M. MORGAN, REPORTER

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CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER