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THE CHAIRPERSON: Good evening, everyone, and welcome to the March 1st, 2018 ARB meeting. Would you all please stand for Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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

MS. UHLE: Okay. Enda McIntyre.

MR. McIntyre: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Jennifer Nemecek was not able to make it this evening, and I'm not sure whether Carlos Garcia-Bou will be arriving late or not. He may surprise us.

THE CHAIRPERSON: First application up is Application 17-17 for 10 Morgan Street.

MR. COTUGNO: Good evening. My name is John Cotugno. I'm the architect. With me also is the homeowner, Joseph Nannariello.

So we were before this board I think
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Planning Board.

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

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

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

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

MS. UHLE: Maybe you could take one from Michael. Do you have it in your package?

Thank you, Michael.

THE CHAIRPERSON: Here you go, John.

MS. UHLE: Michael, that's okay,

Laura's got it.

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

MR. COTUGNO: This is the proposed house here and this is the other non-conforming house to the north. It's about the same height and you could see pretty much the same proportions as the existing house. We're going to keep the stone walls in the front and just have the opening where it is now.

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

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

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

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

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

THE CHAIRPERSON: On the second floor
plan, A102, the bathrooms are both bath 2?
MR. COTUGNO: Oh, okay. I don’t know
why she wrote that. Well, it’s each unit.
THE CHAIRPERSON: No, but they both
have two bath 2’s. I think maybe the master
bedroom should have bath 1.
MR. COTUGNO: Right. Right. Yes,
they both say 2 in both apartments. One should
be 1, the master should be 1, or it should just
say, master bathroom.
THE CHAIRPERSON: I mean not that --
it just could get confusing.
MR. COTUGNO: Yes, that was a mistake.
THE CHAIRPERSON: Any other comments
from the board?
MR. MCINTYRE: No. Listen, I think --
and again, you did allude to the fact that this
was last year, I think over eight months ago.
I do remember this application to some degree
in its original submission and certainly from

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an aesthetic standpoint and an architectural
standpoint, this is a big improvement.
MR. COTUGNO: Yes.
MR. MCINTYRE: You know, I think to
Laura’s point, I think these drawings just need
to get sort of tweaked a little bit more. You
know, like the condensers, like the light
fixtures, like the drains and the leaders, I
just think they might need another pass through
before they come to the Planning Board so that
all of those elements get incorporated onto the
set for the Planning Board’s review. I think
what makes this project better in this
rendition is the fenestration of the moldings
and the little mansard roofs and the gables and
the windows and the symmetry. So I would hope
that that makes it through to the finished
product. I don’t see any sort of detailing or
reference as to what that is.
So again, I think that level of
detail, if that can be incorporated onto the
next set that goes through to the Planning
Board, then, you know, I wouldn’t see any issue
with, you know, offering our recommendation on

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a motion to close Application 17-17 for the public hearing.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any more comments by the board other than -- Margaret, would you like to make comments?

MS. UHLE: Sure. To provide catalogue cut sheets of the garage doors, and then also either cut sheet details or more information about materials and finishes with regard to drains and leaders, the windows, trim.

THE CHAIRPERSON: Lighting.

MS. UHLE: Lighting. So those kinds of things. To show the location of the AC condenser units on the site, to correct the labels on the bathrooms, and to -- just reiterating to provide the landscape plan and the storm water management plan to the Planning Board.

MR. MCINTYRE: I think one other thing that didn't get mentioned but it's worth a recap, any sort of fencing, any sort of

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boundary components along that little patio out the back, that's not shown on any of these details. So I think just a final once over to make sure that all those pieces --

MR. COTUGNO: I'm sorry, I didn't hear you, you said fencing?

MR. MCINTYRE: Yes.

MR. COTUGNO: What fencing?

MR. MCINTYRE: Well, you have a sort of a walkout patio area off the back.

MR. COTUGNO: But then it will have a wall because the property keeps going up, so there will be a retaining wall.

THE CHAIRPERSON: I think that more of that would come through on the landscaping plan too; right?

MS. UHLE: Possibly. One thing you guys had asked for previously that I think would be helpful to Planning Board is a cross section through the entire site, just to understand that the wall at the back to the retaining wall through the patio through the house, like a cross section going through the site.

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MR. MCINTYRE: I think if you look at drawing A104, John, which is I guess your elevations, your various elevation, the reason I bring up the fencing is because if you look at, you know, the side elevation in the bottom right-hand corner adjacent to the title block, there is no indication of any sort of fencing.

MR. COTUGNO: Oh, on the top?

THE CHAIRPERSON: Yes.

MR. MCINTYRE: Yes.

MR. COTUGNO: On top of the wall?

MR. MCINTYRE: At the back of the house. It just looks like it's open. If there's a retaining wall, which I'm assuming there is, then I think that --

MR. COTUGNO: I wasn't planning on putting a fence above it, if that's what you mean.

MR. MCINTYRE: No, not above it but to either side of it.

MR. COTUGNO: Oh, on the side view.

You're right.

MR. MCINTYRE: Yes, on the side.

MR. COTUGNO: I understand. It's
the relocation of the driveway and curb cut from Everett Street, which is shown dotted here. We're going to relocate it to Stebbins Avenue and have the entrance of the garage on Stebbins Avenue.

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

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

The elevations. The front, the DINA M. MORGAN, REPORTER

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

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

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

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

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

MS. UHLE: That looks nicer.

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

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

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

MR. IANNACITO: Yes. They’re
actually --

MR. MCINTYRE: Actually, in the
existing picture.

MR. IANNACITO: They’re located right
here.

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

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couldn’t do it on the other one.

MR. IANNACITO: They don’t really
have --

MS. UHLE: They didn’t have room on
the other side?

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

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

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

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

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

MR. MCINTYRE: Surprisingly enough,
that didn’t show up on the rendering.

MR. IANNACITO: No, no, we don’t put
air conditioning units on the rendering, no.

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enacted when the original house was built;
right?

MR. IANNACITO: The zoning?
MR. MCINTYRE: Yes.
MR. IANNACITO: It probably wasn't existing, yes, when the house was built, yes.
MS. UHLE: On corner lots --
MR. IANNACITO: You get to choose.
MS. UHLE: -- You basically get to choose. Depending on the configuration of the lot, sometimes the front entrance to the house is not always on the front yard.
MR. MCINTYRE: Interesting.
MR. IANNACITO: It happens quite often, especially in this neighborhood. You'll see it on a lot of corner lots.
MR. MCINTYRE: So is there any -- obviously the aesthetic aspect of having those condensers, you know, in their front yard -- like you're spending all this money to come up with something like this, you know, is there a way -- a creative way of masking them or, you know, putting them somewhere so they're not --
MR. IANNACITO: Right now they have...DINA M. MORGAN, REPORTER

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the pool equipment right here, and they could easily move this fencing this way more and have the condensers behind the fence.
MR. MCINTYRE: I just think at the end of the day --
MR. IANNACITO: Or it could just be planted out.
MR. LUCA: I think that's what you're going it wind up doing, because moving the fence or moving the equipment, they certainly don't want the equipment by the pool.
MR. IANNACITO: But it would be behind the pool equipment. The pool equipment is there any way, so having it right next to it if you have everything just lined up right next to each other --
MR. MCINTYRE: Listen, that's.
MR. LUCA: I think if they landscape it correctly, it will be okay.
MS. UHLE: You could easily screen them. You could just pull the planting bed out a little more.
Mr. MCINTYRE: I think you're going to all of this trouble and you're looking to make...DINA M. MORGAN, REPORTER

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did you know, as nice as it's going to look,
I think, you know, to not do something like that would be a --
MR. LUCA: Don't forget, you're going to be adding another condenser most likely.
You're adding a lot of square footage.
MR. IANNACITO: It's only the family room, because the garage doesn't get heated and there's no second story above it.
MR. LUCA: Oh, it's not.
MR. IANNACITO: It's much lower.
MR. LUCA: What about the space above the garage, I mean, what is that space?
THE CHAIRPERSON: That's the family room.
MR. IANNACITO: This is going to have a cathedral ceiling, so this is more of a second floor right here.
MR. LUCA: Right. All that's new square footage, isn't it, above the garage?
MR. IANNACITO: Just this space above the garage.
MR. LUCA: What is that, a thousand square feet, 600?
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MR. IANNACITO: 27 by 30.
MR. LUCA: It's going to need its own unit, right, a 3 ton unit?
MR. IANNACITO: One of those Mitsubishi. I don't think we need to do a whole new ducted system just for that space. So we'll have to find another condenser probably. The Mitsubishi are small. I'll show it on the plan for the planning, and I'll also put a note there that it needs to be landscaped.
MS. UHLE: Landscaped or relocated.
MR. IANNACITO: Well, yes. I think he'll probably want to landscape it instead of relocating it.
THE CHAIRPERSON: You don't know what shape they're in either, whether they're going to have to be replaced or not at this point.
MR. IANNACITO: He expanded the second floor a few years ago, added a shed dormer back here, and it really didn't change much on the air conditioning load or the heating load, so they might be there for awhile. We'll check and see. If they need to be replaced, I guess...DINA M. MORGAN, REPORTER

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we could relocate them. The only possible
place would be by the pool because there is no
other room on the site. You’re up against the
setback line here, I don’t think we want them
out here. There isn’t a spot for them.

MS. UHLE: The only problem with
landscaping them there is depending on how much
room you have between them and the sidewalk as
well.

MR. IANNACITO: They have this walkway
here, this is an existing walkway, so I think
we’ll have enough room.

MS. UHLE: You’ll need something
that’s fairly tall and fairly --

MR. IANNACITO: Wide.

MS. UHLE: Wide, yes. They can look
into that.

MR. IANNACITO: You are looking up at
it, so maybe it doesn’t have to be so tall.

MR. MCINTYRE: That’s why you get the
big bucks, John.

MR. IANNACITO: I wouldn’t know an
apple tree from a --

MR. MCINTYRE: So for the record, I

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would like to make a motion that we open up
Application 17-67, 19 Stebbins Avenue, to the
public; do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Anybody here? Looks
like there is nobody here, so I would like to
make a motion to close the public hearing on
Application 17-67.

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Okay, the public hear
ing is now closed. Any other sort of comments
on this application?

THE CHAIRPERSON: That’s about it.

Margaret, would you like to summarize?

MS. UHLE: Yes. It was just to show
the attic window on the plan, show the location
of the AC condenser units on the plan, and
provide landscaping or relocate the AC
condenser units.

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and also proposing planting beds along the property line to continue the existing street-scape that exists both at the north side and the south side of the property. The proposed plantings are all listed on a landscape plan that was submitted with the application and was prepared by a landscape architect. There's not a tremendous amount of landscaping. She did propose a couple of trees along the front here, I think they're lilac trees, and then some plantings in the back corner here which are all listed on her plan.

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

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

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

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

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

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

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

MR. MCINTYRE: Usually I see that --

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

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

MR. LUCA: It's just too bad that you could see those doors from the dining area.

They're like right in your face.

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

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

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

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

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

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

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

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

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

MR. IANNACITO: On here?

MR. LUCA: On the stone?

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

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

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MR. IANNACITO: Right now the building is propane.

MR. MCINTYRE: Right.

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

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

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

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

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

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

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

MR. MCINTYRE: Louie and Ernie; right?

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

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

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

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

MR. MCINTYRE: Pizzeria.

THE CHAIRPERSON: I would like to make

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

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

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

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

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

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

MR. IANNACITO: Or find another option.

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

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

MS. UHLE: Then they might not have to
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be as high. Okay. Consider the height and a
different option style, and then also consider
different light options for the parking lot.
Did you want them particularly in a certain
location or anything?
MR. LUCA: No.
MS. UHLE: Look at ways to illuminate
the parking lot. Those were the only two
comments, I believe.
MR. MCINTYRE: One other question in
looking at the photographs -- and again, sorry
for not addressing this -- the whole parking
lot is going to get, I guess, resurfaced?
MR. IANNACITO: Resurfaced, yes.
MR. MCINTYRE: And the walkways in the
front of the --
MR. IANNACITO: The landscape
architect is working on some finishes for the
sidewalk where the dining area is going, and
then the sidewalks out in the right-of-way I
believe are going to have to be redone
completely because they're not in great shape.
So I guess we'll have to talk to the Highway
Department about how to get the -- I guess it

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will be the responsibility of the building
owner to do those. So we'll have to file a
permit with the Highway Department to
reconstruct the sidewalks.
MR. MCINTYRE: Okay.
MR. IANNACITO: We also have to get --
we have to reduce the curb cut. This is a
state road, so we have to deal with the state
on reducing the curb cut.
MR. MCINTYRE: Right.
THE CHAIRPERSON: I would think
reducing it would be a lot easier than making
it bigger.
MR. IANNACITO: Right. Probably. It
should be but you never know.
THE CHAIRPERSON: I would like to make
a motion to send Application 17-55 along to the
Planning Board with a recommendation for
approval with those comments aforementioned.
MR. IANNACITO: Okay, great. Thank
you.
MR. MCINTYRE: Okay, good luck.
THE CHAIRPERSON: Second?
MR. MCINTYRE: Yes, second that.

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THE CHAIRPERSON: All in favor.
(All aye.)
MR. IANNACITO: Have a nice night.
MR. MCINTYRE: Thanks, John.
THE CHAIRPERSON: Are there any
minutes or anything that we need to approve.
MS. UHLE: No. Jennifer and Carlos
need to be here. You're caught up, though,
other than February, so that's good.
THE CHAIRPERSON: I would like to make
a motion to close the Architectural Review
Board meeting for March 1st, 2018.
MR. MCINTYRE: I second that.
THE CHAIRPERSON: All in favor.
(All aye.)

MEETING ADJOURNED.

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CERTIFICATION

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 21st day of March, 2018.

DINA M. MORGAN
Court Reporter

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