

TOWN CLERK
EASTCHESTER, N.Y.

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

MARCH 7, 2019

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

TOWN OF EASTCHESTER

Building and Planning Department

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

APR 04 2019

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That's basically the whole job. We did have to go for a zoning variance because it's too close to the property line. The building is non-conforming.

MS. UHLE: John, I just want to clarify. I know you keep referring to it as a porch, I think it's just an overhang. I think of a porch where you put rocking chairs and sip ice tea. It's just a roof overhang to provide protection.

MR. COTUGNO: The purpose is so when the men unload the trucks, they don't get wet in inclement weather.

MS. UHLE: Okay.

THE CHAIRPERSON: The existing building, John, is not changing, the footprint?

MR. COTUGNO: Correct. Correct. It's just a roof. There's a flat roof there now. It's on two different levels. We'll straighten it out and put this hip roof just to shed the water off the roof because it's a wood frame building and there's some rot in there because it's being leaking for years. Flat roofs are hard to maintain, especially when it abuts a

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THE CHAIRPERSON: Good evening, and welcome to the March 7th, 2019 Architectural Review Board meeting. Would you all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: The first application on the agenda this evening is Application 18-32, 210 Hillside Place.

MR. COTUGNO: Good evening. My name is John Cotugno. I'm the architect for Joe Gentile Contractors. They're masons and excavators. They own this building for generations. In fact, I think about 25 years ago, I was the architect for the addition, which is on the right side, that has a lower roof and a smaller garage door.

So the flat roofs have been a problem since day one. He would also like a porch in front of it so when the men unload the trucks every day and load, they don't get wet when it rains. I think I have like a 6 foot porch with columns holding it up, and we would like a metal hip roof, which I have a sample of.

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brick taller building, which it does in the back.

THE CHAIRPERSON: Does it go to the property line?

MR. COTUGNO: Correct. It goes to the property line in the rear.

THE CHAIRPERSON: But there is a little bit of a -- like maybe a foot between the two buildings?

MR. COTUGNO: I'm sorry.

THE CHAIRPERSON: Is there like a foot between the other building? It seems like there's about a foot between the buildings or is that the wall itself? That's the structure. Okay. I got it.

MR. COTUGNO: This is the apartment building here. The rest is open here. Then the building on this side there's several feet.

MS. UHLE: John, the roof is not blocking anybody's window or anything like that, is it?

MR. COTUGNO: I'm sorry.

MS. UHLE: Is it blocking any windows or anything?

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MR. COTUGNO: No.

MS. UHLE: Okay.

MR. COTUGNO: The windows face the other way. The windows of that apartment building face the other way.

THE CHAIRPERSON: If that other building is on the property line, then they can't have windows there anyway; right?

MR. COTUGNO: I'm having trouble hearing.

THE CHAIRPERSON: If the other building is on the property line, then they can't have windows on that --

MR. COTUGNO: Yes, right. Right. You can't have a window on the property line, correct. The windows in that apartment building face the side not the rear.

THE CHAIRPERSON: Did you say you had a sample of the metal standing roof or no?

MR. COTUGNO: This is the metal standing seam roof.

THE CHAIRPERSON: Is it this color; like a grayish, dark charcoal?

MR. COTUGNO: Yes, charcoal.

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THE CHAIRPERSON: Any comments from the board?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to open Application 18-32 for a public hearing?

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anybody here that has any questions or comments regarding this application?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close Application 18-32 to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any more questions from the board or comments or suggestions? No? We're ready to send it on down? Still checking?

MR. MCINTYRE: I guess one question.

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John, on the front elevation, the columns --

MR. COTUGNO: Yes.

MR. MCINTYRE: -- Are they just for aesthetics?

MR. COTUGNO: They could get away without them, but I like the way they look, correct.

MR. MCINTYRE: So they're just pilasters?

MR. COTUGNO: Yes. Stucco base, 8 feet off the ground, a little coping, and then 16 inch round columns.

MR. MCINTYRE: So they support the overhang; right.

MR. COTUGNO: Yes. You could cantilever it, but there is no reason to do that. I think it would look funny. It would look too heavy. The columns serve a purpose. They serve an aesthetic purpose as well as a structural purpose.

THE CHAIRPERSON: Do you think the stucco on the base is dangerous with the trucks? The stucco on the base. That's going to be the place you said where the trucks pull

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in and out, do you think it's kind of dangerous to put the stucco there?

MR. COTUGNO: It's concrete and stucco. It's stucco to match the building.

THE CHAIRPERSON: Okay.

MS. UHLE: By dangerous, do you mean you think a truck is going to hit it?

THE CHAIRPERSON: Yes.

MR. GARCIA-BOU: Maybe you could put some bollards in front of it.

THE CHAIRPERSON: Or even just a metal corner. Rather that be nice and clean than it be all dinged up.

MR. MCINTYRE: EIFS or stucco is probably going to get all beat up.

THE CHAIRPERSON: If you could put that metal corner, like an angle iron almost, it will help, because it's inevitable in a loading area like that.

MR. MCINTYRE: I guess the color of the whole building, the stucco and the --

MR. COTUGNO: White. He's going to repaint it when he does this. It's white now. It will stay white.

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2 finish also and then look more unified.

3 THE CHAIRPERSON: I'm not following
4 where it will stop and start.

5 MS. UHLE: I think it says it in my
6 meetings notes.

7 MR. IANNACITO: We're going to start
8 at Huntley.

9 THE CHAIRPERSON: Okay.

10 MR. IANNACITO: And then we're going
11 to go right to this point here.

12 MS. UHLE: It basically goes all the
13 way down to Allstate. Allstate and the hair
14 salon already have it, so they're going to
15 match it to what Allstate and the hair salon
16 have.

17 THE CHAIRPERSON: So then when you
18 were mentioning before the middle of the
19 building --

20 MR. IANNACITO: Well, the existing
21 storefronts, like this one is --

22 MS. UHLE: The Happy Tails.

23 MR. IANNACITO: This one is brown,
24 which is fine. This one is like a silver.

25 Then you go to the bagel, which is like a dark

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2 green with some tile, and then the Edible is
3 blue. Those are going to stay the way they are
4 for now.

5 THE CHAIRPERSON: As far as now you're
6 not talking about that area?

7 MR. IANNACITO: We're just talking
8 about the band. We're only going to change the
9 band. We're not changing all the storefronts.

10 THE CHAIRPERSON: Right.

11 MR. IANNACITO: Right.

12 THE CHAIRPERSON: So the band will be
13 consistent across the entire length of the
14 building?

15 MR. IANNACITO: Right. That should
16 unify the facade.

17 MR. MCINTYRE: But the only storefront
18 you're changing is in Huntley?

19 MR. IANNACITO: Just this one
20 storefront here.

21 THE CHAIRPERSON: The right side.

22 MR. IANNACITO: Just the right side of
23 Huntley.

24 THE CHAIRPERSON: They're two
25 different units.

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2 MS. UHLE: With regard to the band --
3 I think you said this but just to clarify -- it
4 will all be the same thickness, and also where
5 it needs to be, it will be stabilized or
6 repaired?

7 MR. IANNACITO: Right. I think here
8 it's dropping a little bit.

9 MS. UHLE: So you'll replace that.

10 MR. IANNACITO: Try to repair this.

11 MS. NEMECEK: What about lighting?

12 MR. IANNACITO: As far as the new
13 storefront that we're proposing right now,
14 there's no new lighting. When we come in for
15 the sign, because they're going to probably end
16 up with a new sign right here, I'm not sure,
17 they might have lighting for the sign.

18 MR. MCINTYRE: What about the signage
19 and the lighting at the existing sign?

20 MR. IANNACITO: We're not going to
21 touch all the other signs right now.

22 MR. MCINTYRE: So what are you
23 proposing to do with the fascia?

24 MR. IANNACITO: So just the fascia is
25 going to get a new finish on it. It's going to

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2 be re-clad and re-flashed.

3 MR. MCINTYRE: Oh, not the brick
4 parapet?

5 MR. IANNACITO: No. The parapet is
6 going to stay as is.

7 MS. UHLE: Actually, really the only
8 thing that's before the board is the actual
9 storefront with the door, but because that --
10 is it a soffit, is that the right word to call
11 it?

12 MR. IANNACITO: Yes, soffit.

13 MS. UHLE: Because the soffit just
14 looks like it's in such disrepair and stands
15 out so much because it's silver, that's just
16 one thing that they could do in addition to the
17 storefront that sort of unifies the building.

18 MR. IANNACITO: It's really just kind
19 of an initial step in trying to unify the
20 facade. It's not going to look completely
21 unified because all the storefronts are
22 different colors, but at least it's a starting
23 point. Eventually as new tenants move in, they
24 could change to brown.

25 MR. GARCIA-BOU: Is that storefront

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1 going to match that store, OSH -- that's what
 2 it's called?
 3 MR. IANNACITO: The hair salon?
 4 MR. GARCIA-BOU: Where Allstate is.
 5 MR. IANNACITO: So Allstate and this
 6 hair salon were redone recently.
 7 MR. GARCIA-BOU: The new storefront
 8 you're putting is going to match that?
 9 MR. IANNACITO: Yes. So it's the same
 10 profile, it's just the finish. The rest of it
 11 has the original silver on it. We're going to
 12 re-flash it and reface it and try to keep it
 13 more consistent instead of a wave. I think
 14 that's just probably over time there's a steel
 15 beam right behind there, and they must have had
 16 some metal outriggers to support the framing
 17 going across and maybe some of it failed. They
 18 may have to be rewelded or something. Once we
 19 open it up, we'll figure it out.
 20 MR. GARCIA-BOU: The thickness of the
 21 aluminum makes a difference too.
 22 MR. IANNACITO: We may do it in an
 23 AZEK painted and do the flashing only in the
 24 middle because then you won't get all the

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1 little dimples in it. That might be a better
 2 way to go. It will be a stiffer material.
 3 Then the soffit we could do in AZEK also and
 4 probably introduce a soffit vent, and that will
 5 help vent the whole thing.
 6 THE CHAIRPERSON: Any other comments
 7 or questions from the board?
 8 (No comments or questions.)
 9 THE CHAIRPERSON: I would like to make
 10 a motion to open up for a public hearing,
 11 Application 18-54.
 12 MR. MCINTYRE: Second.
 13 THE CHAIRPERSON: All in favor.
 14 (All aye.)
 15 THE CHAIRPERSON: Is there anyone here
 16 that has any questions or comments about the
 17 application? No?
 18 (No questions or comments.)
 19 THE CHAIRPERSON: Okay, then we will
 20 close the public hearing for Application 18-54.
 21 MR. MCINTYRE: Second.
 22 THE CHAIRPERSON: All in favor.
 23 (All aye.)
 24 THE CHAIRPERSON: So, Margaret, I

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1 think other than that soffit comment, which you
 2 were addressing anyway, I think we'll refer it
 3 to the Planning Board.
 4 I would like to make a motion to move
 5 Application 18-54, Huntley Stationary, along to
 6 the Planning Board with a recommendation for
 7 approval.
 8 MR. GARCIA-BOU: Second.
 9 THE CHAIRPERSON: All in favor.
 10 (All aye.)
 11 THE CHAIRPERSON: Thank you.
 12 MR. IANNACITO: Thank you.
 13 THE CHAIRPERSON: Margaret, before we
 14 close the meeting, I think we're still at a
 15 thing where we can't approve minutes because of
 16 who was here; correct?
 17 MS. UHLE: That's correct. We'll wait
 18 until the next meeting.
 19 THE CHAIRPERSON: So we will put that
 20 for the next meeting, our approval of minutes.
 21 I would like to make a motion to close
 22 the Architectural Review Board meeting of
 23 March 7th.
 24 MR. GARCIA-BOU: Second.

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1 THE CHAIRPERSON: All in favor.
 2 (All aye.)
 3 THE CHAIRPERSON: Goodnight, everyone.
 4 MS. UHLE: Thank you.
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CERTIFICATION

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4 STATE OF NEW YORK)
) Ss.
5 COUNTY OF WESTCHESTER)

6

7 I, DINA M. MORGAN, Court Reporter and
8 Notary Public within and for the County of
9 Westchester, State of New York, do hereby
10 certify:

11 That the above transcript was taken from
12 a videotape of the actual hearing. I was not
13 present for such hearing. The videotape was
14 taken and transcribed by me to the best of my
15 ability.

16 And, I further certify that I am not
17 related to any of the parties to this action by
18 blood or marriage, and that I am in no way
19 interested in the outcome of this matter.

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 3rd day of April, 2019.

22

23



24

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Court Reporter

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CORRECTION SHEET

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