EASTCHESTER ARB - 4/4/19

THE CHAIRPERSON: Good evening, everyone, and welcome to the April 4th, 2019 Architectural Review Board meeting. If you would all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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


MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. McINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemeczek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Welcome, everyone.

We have a pretty full agenda, so I just wanted to preempt the meeting tonight with the request that if for some reason there's something that you need to talk amongst yourselves in the

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19
2 to all the new business. Our first application
3 up is Application 18-36 For Cemetery Lane, Holy
4 Mount Cemetery.
5 MR. LAZARCHECK: Yes, I'm Joe
6 Lazarchek. We're here for Holy Mount
7 Cemetery, which an indoor/outdoor columbarium
8 is before the Architectural Review Board.
9 I believe you're all familiar with the
10 location of Holy Mount Cemetery. The access
11 road into Holy Mount Cemetery is off of here
12 and it goes up this drive, and the project
13 location within the site is this highlighted
14 red area. That highlighted red area is
15 represented by this model. That's the existing
16 building at the site, and what we're proposing
17 to do is demolish the existing building but
18 recreate it in footprint and height that's
19 there and now, and then create a walled court
20 or garden which would hold the columbariums or
21 the individual niches. This is a similar
22 project which we created eight years ago up at
23 a church in upstate New York. This was the
24 existing church, and this is the outdoor garden
25 columbarium of that portion that we created.
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19
2 would be a slate, the exterior would be a stone
3 veneer, and the stone veneer we would wrap
4 around the garden walls, and that would also be
5 capped with granite. Billy, do you want to
6 just hold these up. This is the proposed stone
7 for the wall on the building. This would be an
8 example of the front of the niches. This would
9 be the slate roof. As you can see, it's all
10 earthly colors. This would be the cap that
11 would go around the top of the wall. The
12 interior of the columbarium is porous pavers.
13 That's an example of what it is. It's a
14 Unilock material. That's our drainage. It's
15 all internal also.
16 Lighting. There's four lights on the
17 building, two at each door location per code.
18 No exterior lighting. It works from dawn to
19 dusk, the time that it's open. The lights
20 would be on actually motion sensors just, you
21 know, for the use them if anything they have to
22 go up for an emergency, the police would have
23 to go, the lights would come on. Otherwise,
24 there is no other lighting. The lights would
25 be a standard black metal lamp. They're
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19
2 which would be the same proportion as what
3 we're doing here. It's about a 5 foot high
4 wall which is capped in stone, outside is
5 stone. It's very similar to the same concept
6 as this. Here's another picture of it. All
7 this was done, landscaping and everything was
8 all part of this project, which would be
9 similar to this project except the materials,
10 you know, some of the colors have changed to go
11 with what we're doing here versus what's there.
12 The actual plan -- I'll keep this in
13 relationship to the model -- this is the indoor
14 columbarium, which is here, and this is, again,
15 the outdoor columbarium. Again, that's all
16 turned inside, so when you look at it in
17 relationship to this previous building, you see
18 an exterior stone wall but all the niches are
19 inside. Everything is internal. Nothing is
20 exposed to the surrounding neighbors and such.
21 Again, the wall is only 5 feet high and it's
22 landscaped. I'll have our landscape architect
23 just go over the landscape plan which we
24 propose to do too.
25 In terms of the materials, the roof
DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

have planted around it are Yochino Cherry to
give it a little flower color early in the
spring, and then the backside of the wall that
is impacting the neighbors, I tried to make it
more residential in effect with some Hydrangeas
that will give it some bloom and some Boxwoods,
things that are low maintenance for the Holy
Mount Cemetery. I did put a few evergreens in
there as well to kind of block up some of the
sight lines that might be exposed from the tree
removal. Underneath the Cherries up front,
we've done Hydrangea against the wall and then
just a ground plain of Liriope, which kind of
gives it a ground cover effect. Again, low
maintenance, easy to maintain, but give it some
flowering color throughout the year.

THE CHAIRPERSON: Of all of what you
just described there, is any of it evergreen
then or all of that is really kind of seasonal?

MR. SHERWOOD: No. The Boxwoods are
evergreen, I have some Green Giant Arborvitae
planted as well, which are evergreens, and I
believe some American Holly on the backside of
the unit as well.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

MS. NEMECEK: So the larger trees that
are indicated on that plan, are those the
Boxwoods or the Cherries?

MR. SHERWOOD: These here are the
cherry trees.

MS. NEMECEK: Those are the Cherry
trees?

MR. SHERWOOD: Yes.

MS. NEMECEK: Okay. It's really
important because of the nature of the place --
it's pretty baron right now and it's a
contemplative place -- I think we need to think
a couple of -- if you can put a little more --
I don't know if you're addressing the steepness
of the slope exactly there. If you show the
model again. Do you have the model?

MR. SHERWOOD: We're planting right on
the slope.

MS. NEMECEK: Can we just take a look
at the model again?

MR. LAZARCHECK: Those contours are 1
foot, they're not 2 foot.

MR. SHERWOOD: So what we're trying to
do on any disturbance because it's going to be

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

MR. LAZARCHEK: It's a storage building, a caretaker's --

THE CHAIRPERSON: No, where the columbarium is.

MR. LAZARCHEK: You mean this section right here?

THE CHAIRPERSON: Yes, the new section.

MR. LAZARCHEK: That's just storage, you know, where they had some storage fencing.

MS. UHLE: It's mostly kind of grass and brush. In fact, there's a fence near there as well, which almost appears to be the property line. So you're not even aware that that's part of the property. It's really mostly overgrown vegetation, some pavement, and then vegetation.

MR. LAZARCHEK: This is the existing building that's there now. That's a picture of the existing building that's there now. So the columbarium is going right where this truck is, right along there.

THE CHAIRPERSON: What photo is that?

MR. LAZARCHEK: Photo D. Photo D.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

THE CHAIRPERSON: I have numbers. I'm sorry.

MR. LAZARCHEK: That's another booklet. There's another booklet that also has the letters. There should be another one in there. There's a tremendous amount of pictures.

MR. MCINTYRE: Just as a matter of interest, how wide is the roadway?

MR. LAZARCHEK: I don't know the exact width of the roadway. It's passable with two cars.

THE CHAIRPERSON: Are there any other questions from the board, or is it okay if we open it up for the public meeting?

MR. MCINTYRE: Are there any services required for this columbarium?

MR. LAZARCHEK: None. They have water and electric, that's it. There's no other services. There's no toilet facility or so on.

MS. NEMECEK: Is there going to be any seating within it?

MR. LAZARCHEK: No. I shouldn't say so.

DINA M. MORGAN, REPORTER
proposing is actually in the exact same location and the exact same size as the existing storage building there, and I don't believe that you could see that from any other locations other than I think the second floors of the two adjacent properties. Otherwise, you would not see those 5 foot walls from any other offsite locations. So if you don't see that building now, you shouldn't see any of this; is that correct?

MR. LAZARCHECK: Yes.

MR. LERNER: Thank you.

THE CHAIRPERSON: Next up.

MS. SALERNO: Hi. I'm Anna Salerno.

I'm at 15 Lake Shore Drive. My concern is the roadway going up. It does not fit two cars. That's my backyard basically, that road that goes up to the cemetery. It doesn't fit two cars. So my thing is, what happens on Mother's Day and Father's Day and you got 200 people going to visit the columbarium? There is no way more than four cars fit up there at one time.

My other concern is -- I mean, it's

DINA M. MORGAN, REPORTER

probably not even a concern of many people, but during the winter when it snows, everybody parks on that road to go sledding. That's a landmark for the Town of Eastchester. All the kids go sledding at Lake Isle on the golf course on the hill. It's such a wonderful thing. To take that away from our community, that's terrible. My kids are grown now, so one way or another it doesn't matter to me, I'm just thinking about the community as a whole.

Most importantly, I think my main concern is the roadway. It's a hazard. It's one road in, one road out. So I don't know how they're going to work this out Mother's Day, Father's Day, significant days when you've got 50, 60, 70 people going to visit the columbarium at the same time.

THE CHAIRPERSON: Primarily, the ARB is really here for the aesthetics of the application, so that issue, those kinds of questions and issues are really for the Planning Board. There's not much that we can really have a say in that.

MS. UHLE: I would also like to say, I

DINA M. MORGAN, REPORTER

really would recommend that somebody from the church attend the Planning Board meeting. I could tell you how I think they would respond to that question, but that's really not my responsibility I think. The issues like storm water management, traffic and parking, those are things that the Planning Board would look like in more detail. This board is an advisory board to the Planning Board with regard to the aesthetics of the proposed structures.

MS. SALERNO: Aesthetics wise, have you been there recently? Have you been there in the past ten years? It was not maintained aesthetically at all ever. Ever. So what makes us think that it's going to be maintained after this. What are they going to do to the roadway going up aesthetic wise on the left and the right because if you try to fit two cars, somebody is going in a ditch. So aesthetically they're going to have to do something to the road, and I would like to know what they're going to do about that because then it's going to affect me on my property and how it looks going up to that road, up to the cemetery.

DINA M. MORGAN, REPORTER

MS. UHLE: Again, I could tell you how I think the church would respond, and this was before the Zoning Board two different months for a public hearing, and one of the reasons that they said that they're proposing the columbarium is so that they could generate additional funds to better maintain the property because they acknowledged that they have not been able to maintain the property over the past few years. In fact, my department has received complaints about that. Again, it would be helpful if someone from the church were here to answer those questions, but again, that's more the questions that would be asked at the Planning Board and addressed there.

MS. SALERNO: They should address it. They should speak to the landscape designer and figure out how they're going to make it -- how it's going to affect the houses going up to the cemetery, if they're going to do anything there at all.

MS. UHLE: All of the comments that are relevant to the Planning Board, I'll make
EASTCHESTER ARB - 4/4/19

Sure that those are forwarded to them.

MS. SALERNO: Thank you.

THE CHAIRPERSON: Thank you for coming.

MR. ROMAGNOLI: Hi. My name is James Romagnoli, and I live at 21 Lake Shore. This is right behind my property, this structure. The hill that's right behind my property, there's massive trees that are up there now. If they're going to do any kind of landscaping, what's going to affect the trees that are there now. If they do any excavation, will it compromise the roots of these trees? Right now, there's a lot of trees up there, and I don't see enough room for this wall between my property and the hill right now. What's the trees they're proposing?

MS. UHLE: Based on comments and concerns at the Zoning Board meeting, and your neighbors, I think it's the Leibowitzes, expressed the same concern, the town has retained an independent engineering consulting firm that's looking at storm water management, erosion control, and landscaping in those very DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

Down enough on my property from that little storage area they got. I get a lot of garbage in the back of my property from them dumping and stuff.

MS. UHLE: We need to keep puniting to the Planning Board, but again, that's the purpose of the site plan approval process. They definitely look at those aspects in much more detail and will address them. I recommend that you come back to the Planning Board meeting as well. As I said, I'll make sure they forward these comments. Some of them we're aware of based on the comments that were made at the Zoning Board meeting.

MR. ROMAGNOLI: I understand. All right. Thank you.

THE CHAIRPERSON: Thank you for coming.

MR. JENNINGS: Hi, everybody. I'm John Jennings. I live at 9 Innisfree Place. I live right next door to this.

I heard your comments about maintaining the property. I guess this isn't the time for that. They can't maintain the property they have right now. They won't do anything about what they got right now. I moved into this house probably about two years ago, and I've been to the church many times, I've showed them photos. Their current landscapers, they dump all their garbage on my property. There was a fence there, it was falling down, I ended up taking the rest of it down. I spent thousands and thousands of dollars on trees because they won't fix their fence. They won't do anything. When I bought the house, there was no more plots for sale.

That was one of the reasons we bought the house. So now they're going to open it up to more people, there's going to be more traffic. There's people in there at night, they don't do anything about it. We had the police coming by every night for a couple of weeks. I can't see how you're going to allow this to go on to allow this to be built.

You're talking about the Catholic church, they don't have enough money to maintain what they have, and they want to put more so they could get more -- this is the DINA M. MORGAN, REPORTER
25

EASTCHESTER ARB - 4/4/19

1 Catholic church we’re talking about, right, is
2 that who owns it?
3 MS. UHLE: It is, yes.
4 MR. JENNINGS: They have plenty of
5 money to maintain everything they got. They
6 don’t want to do it. When you call, they don’t
7 want to talk to you. When you go there, they
8 don’t want to talk to you. They’re terrible
9 neighbors now, and they’re just going to be
10 worse neighbors if you allow this to go on.
11 This is ridiculous that they’re even
12 contemplating doing this. When is this
13 Planning Board meeting?
14 MS. UHLE: The Planning Board meeting
15 is -- I will tell you specifically in minute.
16 I think it’s April 25th, but let me confirm
17 that. It is important that you come and
18 express that when representatives from the
19 church are here so that they could respond to
20 that. The Planning Board meeting is April 25th
21 in this room.
22 MR. JENNINGS: Okay. Thanks a lot.
23 THE CHAIRPERSON: Is there anyone else
24 this evening who is here for that application?
25 DINA M. MORGAN, REPORTER

26

EASTCHESTER ARB - 4/4/19

1 MS. UHLE: Do you want the applicant
2 to respond?
3 THE CHAIRPERSON: Do you think that
4 there were any questions there that they
5 were --
6 MS. UHLE: Do you want to respond?
7 MR. LAZARCHECK: It’s more for the
8 Planning Board meeting.
9 MS. UHLE: Yes. Okay.
10 THE CHAIRPERSON: So then back to the
11 actual application and why you’re here with us
12 aesthetically for that building. I do believe
13 that the materials and the plan proposed for
14 the building is definitely an improvement to
15 what’s there, that building, which is really
16 what we’re looking at, as well as the landscape
17 and the beauty going around it.
18 I guess as a member of the community
19 if you could pass along to the church the
20 extreme concern about the care that they are
21 doing for their property and --
22 MS. UHLE: I’ve expressed that to
23 them, and they’re aware of that as well.
24 Again, the Planning --
25 DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

something that's a strong consideration, but certainly items 1, 2, and 3 should be something that you guys should be able to speak specifically about and ensure some of the residents that spoke here tonight, as well as the Leibowitzes who live right behind this, that these are enhancements that are fair statements. If I was a neighbor, I would have the same concerns. As the design professionals and the people in charge of designing and landscaping this proposal, you know, these are issues that can be sort of clearly taken on board and hopefully addressed to the betterment of the neighborhood.

MS. UHLE: I know you're asking the applicant, so if you want to go first, I can follow-up.

MR. LAZARCHECK: Your first item.

This building is lower than the building that's there. We did that in reaction to or I should say we had earlier comments at the Planning Board and Zoning Board level, so we reduced the height of the building to reflect those comments. We've taken care of a number of things.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

comments that were raised tonight earlier on. Same with the landscaping. Margaret will know that we had an additional landscaping survey done with smaller caliber trees that were there, and we added additional landscaping to our plan over the last, you know, two meetings with the Zoning Board and the Planning Board.

Again, this will all be addressed again, items 2 and 3, at the Planning Board meeting that's scheduled for next month.

In terms of the building size, the building is clearly what's there now in terms of pro portions.

MS. UHLE: Enda, I'm just going to repeat what I said earlier, and some of this is repeating what the architect just said, the building that's proposed is the exact same size as what's there, so it's not going to be any more visible than it is now. As I said, we have already had significant conversations with the applicant and our own engineers and landscape architect to make sure -- they're not allowed to have a net increase in storm water runoff, but we're looking even beyond that in

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

terms of not only implementing some drainage facilities but supplementing that with additional landscaping. So not only does the applicant know, but our own consulting engineers know that the priorities are storm water management issues to make sure there are zero negative impacts to neighbors, screening issues, and erosion control issues. So I think that that kind of went to most of your points.

So they are continuing to work on those with the involvement of our own engineers. Those were the primary concerns expressed at the Zoning Board meeting.

With regard to traffic and transportation issues, the Zoning Board did consider those issues and relied on a lot of the church's responses to their questions and concerns. They also consulted the Police Department about it. The Planning Board will look at that in more detail.

Another thing that the Planning Board could do is talk about sort of the site as a whole. The applicant has been forewarned about this, that the Planning Board may request that

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

they replace or repair existing fencing. They look at the bigger site.

Based on the comments that were made at the Zoning Board, I think the applicant, our consultant and the Planning Board are very aware of what those concerns are.

MR. MCINTYRE: I understand. I just wanted to sort of have it sort of part of the minutes of this meeting, and obviously have it, you know, sort of clearly laid out and responded to, and very eloquently by you, Margaret. I didn't see the ZBA meeting, but I think this is the forum where it can be seen by the community, as well as it can be addressed to some of the comments of some of the residents, as well as the Leibowitzes who not here tonight. So thank you for clearing that up.

THE CHAIRPERSON: So that being said, I would like to make a motion to close the public hearing for Application 18-36.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

THE CHAIRPERSON: Any more comments or questions or concerns from the board?

MS. NEMECEK: We're going to go over the comments?

MS. UHLE: I don't think you had any comments above and beyond what I just said a couple of times.

MS. NEMECEK: I just wanted to make sure.

MS. UHLE: Do you want me to go through them again?

MS. NEMECEK: No. I just wanted to make sure.

MS. UHLE: If you're going to refer it to the Planning Board with a recommendation to approve, you're talking about approving the aesthetics of the walls and the building.

Those other issues are all still outstanding.

THE CHAIRPERSON: Correct. I would like to make a motion to send Application 18-36 along to the Planning Board with a recommendation for approval of the aesthetic buildings proposed with a recommendation for a lot of other questions to be answered.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you all for coming. We really appreciate your comments and for coming out. It's important.

Our next up application is Application 19-04, 51 Orchard Street. Good evening.

MR. SCHLOMANN: Good evening. My name is Sid Schioman, Architect, on behalf of the owners of 51 Orchard, or the new owners.

The application is for a rear addition to a one story residence. The site is on about a third of an acre in a 6,000 square foot zone, so it's a rather oversized piece of property.

The residence is very -- existing -- weighted to the east side of the property. There's an existing detached garage, which is non-conforming, very close to the property line. We are proposing to remove that detached garage and construct a new one fully within the proper setbacks.

The property to the east, if you can see here, it's actually an irregular shaped

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

lot, that belongs to a resident on Carrie.

It's almost like a reverse flag lot. This property right here is a chain link fence dog run.

What we're proposing is to keep the front facade of the existing house and extend towards the rear. Let me just pull out another drawing here. This is an aerial view of the existing house, the existing garage, and the adjacent property. See, it's very naturally screened, there's lot of bamboo, evergreens planted there by the previous owner, so it's very screened.

This is 51 Orchard here on the left, and this chain link fence is the existing adjacent property, which is the dog run that we would be neighbors to.

Some existing photos of the existing residence. The front facade, you could see, gray with black shutters, windows are grill six over ones. The windows kind of vary. Every new window we're going to put on the rear addition will be six over six. As the windows are updated, they'll be made to match. Right

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

now it's just kind of a mix within the existing facade. This is the front. We're trying to maintain the quaint front facade to the street by doing the addition not horizontally on the street front but on the rear side because there's a lot of room in the rear.

One of the things we are proposing, in the rear there's a structure here that's a flat roof, the rear addition will connect the house from the new part to the old part, and we're propose to put a more standard gable roof to go in line with the current roof lines of the existing house, match the pitch, match the shingles so that the front, the connector, and the rear of the house will all be cohesive.

Similar material, similar siding, similar windows, and similar roof pitches.

One of the problems with the existing garage that is located literally a couple of feet away from the property line, is that the driveway you go in and you have to back out onto Orchard Street. What we're proposing is to remove that completely, extend the driveway, give a little maneuvering area, put the
EASTCHESTER ARB - 4/4/19

detached garage in the rear so the owners can
maneuver and don't have to back out at all, and
alleviate the non-conformity of the garage and
also alleviate the unsafe backing out of the
driveway.

So the existing front facade is here.
This is all the existing main part of the
house. Here you start to see, as you move
towards the rear, the transition area. The
existing house is about 1400 square feet in
total. With the addition we'll be at about
3500 square feet nearing the GFA. So here we
have the gray house, the transition area with
the new gable roof to the new addition in the
rear, which would be a family room and bedrooms
upstairs.

Additionally, the existing house there
is no basement, the ceilings are rather low,
about 7 feet. The new part of the house will
have more standard 8 foot ceilings; 9 foot on
the first floor, 8 foot on the second floor,
and have a full basement. Makes it very
functional for the new family. So just a few
steps up above grade, as you can see, with a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

two stories to the side yard here.

In terms of materials, we are
basically staying with the same colors of the
gray siding, charcoal gray shingle roofing,
white trim, Andersen windows with white grills.
We're building a small porch here on the side
so we can access the house from the driveway
side with a composite, a Trex or TimberTech
composite material, and a white railing. So
we're not deviating too much from what's there.
Just making it very functional in terms of
space. Trying not to impact the front facade
and the street. Trying to weight everything in
the back. The street itself is very eclectic
in the rear. There are apartments. If you
look back at the site plan, there's an
apartment complex. Some of the houses there
are two family houses. We are staying with a
one family, trying to keep the front facade in
tact, and just give a lot of functional square
footage in the rear of the house. That's the
intent.

THE CHAIRPERSON: Why did you not
25 go -- there's so much property to the side of

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

MS. UHLE: I'm very concerned. I know you're considering it one home because it's not showing a second kitchen. However, you have two front entrances, one on Orchard Street, one on the side; you have two master bedrooms; you have two living rooms; there's no way to get from the first floor of the one house to the first floor of the second house, which is a typical rear addition, without going through a kitchen and a bedroom to get to the --

MR. SCHLOMANN: It's not a bedroom, it's a sun room.

MS. UHLE: No, it's labeled guest bedroom here.

MR. SCHLOMANN: That's existing.

MS. UHLE: Exactly. So your rear addition to the existing home, in order to get to the living room and great room you have to go through a kitchen and a bedroom.

MR. SCHLOMANN: It's no longer a bedroom.

MS. UHLE: Okay. Again, I'm reading what you labeled it as proposed. I don't know how else to judge it other than what you DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

labeled it as.

MR. SCHLOMANN: If it said that, I have a correction. It's a sun room.

MS. UHLE: The sun room is what you're proposing; correct?

MR. SCHLOMANN: Correct.

MS. UHLE: So you have two sun rooms adjacent to each other? In all honesty, it reads very much as two single family homes.

One of the things that this Board is looking at is consistency with the character of the neighborhood with regard to scale and massing and forms and orientation and that kind of thing. When I look at this plan, I do not see a rear addition to a single family home. I see an entire single family home added to an existing single family home. The only thing that makes this not technically a single family home is that there is not a kitchen shown in it right now. To the extent that you have two front entrances -- not only two front entrances, two front porch --

MR. SCHLOMANN: A front entrance and a side entrance.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

MS. UHLE: Again, how it reads.

THE CHAIRPERSON: Side entrances usually don't have entry foyers and a coat closet.

MS. UHLE: And the circulation through the house just as an addition to a house does not -- in order to go from the second story of the first house to the second story of the addition, you have to come downstairs into a living room, go through a kitchen, go through another set of stairs, and up to a guest bedroom, go up a set of stairs, and up another set of stairs to get to the second floor.

MR. SCHLOMANN: Which works very well for the current owners.

MS. UHLE: This board is not reviewing this in relationship just to the current owners. They're looking at it with regard to consistency with the character of single family homes.

THE CHAIRPERSON: In the neighborhood.

MR. LUCA: And aesthetics. This just reads very clearly as two two family houses.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

If it's okay, I would like the owner to speak and explain the thinking of this process.

THE CHAIRPERSON: When we open up the public meeting, that's fine. That's fine?

MS. UHLE: Yes.

THE CHAIRPERSON: They can speak, sure. Absolutely.

KATIE: Hi.

THE CHAIRPERSON: Good evening.

KATIE: I'm Katie. I'm the daughter of Fred and Marilyn Martucci, who are going to be the homeowners of the home.

We wanted to -- well, first, my father was thinking of a carriage house, which has that like a breezeway in between but it's covered and turns into a sun room and has doors and access to the side yard and to the garage. Where the garage has to be placed I guess because of zoning and setbacks and compliances, it has to be further away from the house. So we're you're calling it another front door, it's actually just a side door for them to come in to the larger part of the house. The guest

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

room is wrongly labeled. I think the prior owner wanted it to be a guest room, but it's actually not. There are no closets or anything. It's just an open room, which would then attach to the proposed sun room. So if you were to walk into the addition, you're not walking through a bedroom, you're walking from the kitchen to the sun room into the great room.

We initially talked about going over to the left and making it bigger on the front because there are two or three huge homes on that street and they're from left to right, but we had so much to play with in the back with the property, it's like a long rectangle property, that we thought we would do better justice to the street to do it behind the main house. It's like really quaint and cute, it's a nice little cottage feel. The way that Sid designed it, it's maintained that feel for us. One of you had mentioned the second floor, keeping the second floor, but it would be a long rectangle looking barn and it just wasn't pleasing to us.

DINA M. MORGAN, REPORTER
10 feet on both sides.

MR. SCHLOMANN: Quite honestly, our intent was not to touch the existing house much. It satisfies the needs. The rooms are small, the ceilings are low, but it was okay.

Once we start adding to it, we have --

THE CHAIRPERSON: But that's what this is, it's an addition. You are adding to this home.

MR. SCHLOMANN: Right. So the transition in between allowed us to differentiate the heights, to maintain the windows, to maintain the function of the existing house without sacrificing natural light and ventilation without disrupting the structure of the height of the low ceiling.

THE CHAIRPERSON: But what you're presenting here is not an addition to this single family home to make it a larger single family home. It's an addition of another home tacked on by a breezeway, or whatever, or a sun room, or whatever you were going to call it.

This is not a single family home. I understand multigenerational or whatever, but it still

DINA M. MORGAN, REPORTER

needs to be a single family home. Just by the fact that there is only one kitchen here now -- it has two front doors, it has clearly marked two master bedrooms. This is two single family homes connected with some little thing in the middle.

MR. LUCA: We know the intention eventually, it's just make it look basically like one home. That's my philosophy. One defined entry, one side entry, a two story link from one to the other, not a one story link. I mean, it needs to look like one home. It could be multifunctional in a sense, but aesthetically it should look like one home.

MS. NEMECEK: Do you have your rendering as large?

MR. SCHLOMANN: Yes.

MS. NEMECEK: Could you put that up, please. So now that top left rendering, that's the side entrance; is that correct?

MR. SCHLOMANN: Correct.

MS. NEMECEK: That looks like a house behind a house.

MS. UHLE: I think you're

DINA M. MORGAN, REPORTER
ceiling heights on the addition part. I think there are maybe some other solutions to do it besides making it look like a total and separate home on that area. Open it up for a public hearing?

MR. MCKINLEY: Yes.

THE CHAIRPERSON: Okay. I would like to open up Application 19-04 for a public hearing.

MR. MCKINLEY: Second.

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

THE CHAIRPERSON: Good evening.

MS. JANSSEN: Hi. Good evening. I'm Karen Jansen, 48 Orchard Street. I'm right across the street from 51.

First of all, I've never met my new neighbors. Hi.

Second of all, I guess I'm a little curious to know how the application got on to the calendar so fast. Has title actually changed because I'm a little unclear as to

DINA M. MORGAN, REPORTER

whether or not --

MS. UHLE: The applicant is listed as a contract vendee, and actually for Planning, Zoning, and ARB applications, we do not require the Affidavit of Ownership. We would not issue a building permit until that point. So the applicant is listed as a contract vendee.

MS. JANSSEN: So title hasn't changed at this point?

MS. UHLE: No.

MS. JANSSEN: So that's number 1.

Number 2, I was curious to see what was going to come of this because I know that, you know, my neighbor in the past has always suggested that, you know, the buildable lot in the back and so many things she could do, and when I got the application and it said, relocating detached garage, I thought, okay, because that was something that Ms. Netroslo had discussed, but this is something much bigger than relocating a detached garage and putting an addition on back. In fact, to me it looks like a two family house; right?

Listen, my block, Orchard Street,

DINA M. MORGAN, REPORTER

driveway down there. So that chimney is the back of the existing structure.

MS. JANSSEN: Right.

THE CHAIRPERSON: You see the chimney?

The architect, if you would just point to that.

MS. JANSSEN: But my other point then, is that it's almost like another flag lot. Now you have this whole driveway going down to the second part of the house, and really what we're creating is this whole big, long driveway. I get that they'll need space to turn around, but is it a circular driveway; is it essentially, you know, a flag lot that's going back down to Lee Wood Circle to where, you know, the apartments are in the end? To me, the size of that driveway just really is not copacetic with me, especially as a neighbor across the street.

We have street parking rules that are a little bit restrictive, and so, that in and of itself is going to take up some of the on-street parking. Really what it amounts to, in my opinion, is a flag lot.

I don't see any landscaping at all.

Maybe I'm missing that. You guys seem to have

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1 a package. I don’t have a package. I haven’t
2 seen any landscaping in the front, I haven’t
3 seen any landscaping on the sides. I
4 definitely have some concerns about this.
5 Also, I don’t know whether there are
6 zoning rules in regard to having a two car
7 garage where a one car garage used to be -- and
8 I get there are going to be a number of
9 different family members there -- and whether
10 or not a two car garage is dictated by how much
11 square footage is actually in the house. We’re
12 going from 1400 up to 3500, whether or not
13 there are any variances, or whatnot, that are
14 going to be needed to up a one car to a two car
15 garage. That’s another concern that I have.
16 The other concern I have -- and again,
17 I can’t tell now, the pictures are gone -- I’m
18 presuming that the curb cut -- because we’ve
19 had this issue on my street -- how two curb
20 cuts wind up remaining for a one family house
21 or a two family house. I would want to make
22 sure that the original curb cut is going to be
23 cut off, and that it is not going to be usable
24 in any fashion because you have one curb cut

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

58

1 that’s already there, then you’re going to have
2 this new curb cut that’s going back to the
3 garages.
4 MS. UHLE: In this case, it’s the same
5 curb cut. I know which property you’re talking
6 about. In this case, they’re not proposing a
7 new curb cut. If they were to propose to put
8 the garage on the other side of the house and
9 they proposed a new curb cut, then, yes, they
10 would be required to replace the curb along the
11 street and eliminate that.
12 THE CHAIRPERSON: Right now as
13 proposed it’s going to stay where it is. So
14 that driveway is the driveway. It used to lead
15 to a -- it still does lead to a single car
16 garage. The size of the garage is really more
17 about the size of the property than it is
18 about --
19 MS. UHLE: That’s correct. The two
20 car garage is not a problem.
21 MR. LUCA: They could put a six car
22 garage if the property dictates it.
23 MS. JANSEN: Well, that’s what I was
24 asking. I don’t know what the rules are in

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

THE CHAIRPERSON: Do we make a motion?

MS. UHLE: I think you could just ask them to come back.

THE CHAIRPERSON: Okay. We are asking you to come back to our next ARB meeting with a proposal more in line with a single family home, that reads mother single family home for your application.

MR. SCHLOMANN: Okay.

THE CHAIRPERSON: Thank you and we hope that this pushes it in the right direction.

Next up is Application 19-05, 2 York Place, please.

MR. BETTINO: Hello. I'm Lorenzo Bettino. This is for 2 York Place, new construction of a single family home. I'm here with my wife, Susan, and the landscape architect, Dan Sherman. This will be our home. We've been in the community for 22 years in our home on Courseview Road in Bronxville. We raised our three kids there. We wanted to stay in the community, but we want to downsize, the kids are in college now, but we didn't want to.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

leave our home community. I got very lucky, I thought. There was this -- I didn't even know it was there -- wonderful lot on York and Crawford, beautiful flat, nice lot that came up, and I'm very happy I got it.

The objective for our new place was to be very understated, very traditional, classic design with just a couple of modern touches, but to be as much as we possibly could -- I mean, I've walked there for 22 years, I know that neighborhood very well -- to be in harmony with the other homes in the neighborhood.

So that's the rendering of the front of the house. It's a colonial style, all white with some black trim, two stories. Not huge.

The building envelope is pretty limited because it's a corner lot. Carriage style garage doors, simple sconces, traditional windows, six pane top windows, four bedrooms to accommodate our children upstairs, and an open layout on the first floor.

This is the lot. Again, it's a corner lot. This is Crawford and this is York. The driveway would be on York Place and the front.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

would present to Crawford. This is the engineering drawing, so you see a lot of the storm water work that Hudson Engineering did.

You know, it's not too tall, fits within the zoning. Very small patio in the back. There are trees, they're evergreens, that completely line the lot, and they're actually kind of sickly. So we're going to be taking those away. Also, I've already talked to neighbors, they would like to have sight --

THE CHAIRPERSON: Around the corner with the traffic?

MR. BETTINO: Around the corner, yes. So we're going to take them all out. We'll talk about landscaping in a second. I know my neighbor, Josh Levinson, who just bought that house, 31, very nice person.

This is the first floor. A garage with the driveway coming in, small porch in front, small foyer, again, open in the kitchen, breakfast, and family room area.

Second floor, master here, and then bedrooms here for the kids.

This is the side elevations. As I

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

mentioned, carriage style doors. I have a picture of what I think we're thinking about for the garage door, which we like.

THE CHAIRPERSON: If you could put the other rendering, the color rendering back up.

MR. BETTINO: Sure.

THE CHAIRPERSON: Maybe just talk a little bit about the finishes that you'll be using.

MR. BETTINO: Yes. Sure. So again, white siding. We wanted a shingle appearance, so I have a sample. This is a Hardy shingle, really nice material to work with. This is arctic white.

THE CHAIRPERSON: That's the color you'll be using?

MR. BETTINO: Yes.

THE CHAIRPERSON: Okay.

MR. BETTINO: This might show a little bit dark, actually. I was thinking about a little bit lighter gray for the asphalt shingle. This is Timberline HD roof, and then everybody knows that, AZEK, white as well.

MR. MCINTYRE: It looks like you have

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

some sort of standing seam; is that copper?
MR. BETTINO: It's not. I'm not sure even why that's there. It's not. It's going to be consistent. It will be all consistent.

THE CHAIRPERSON: The windows are white also?
MR. BETTINO: No. Actually, the windows accents will be black. So it will be black cladding Andersen windows with black cladding.
The CHAIRPERSON: It will look nice on the white.
MR. LUCA: Six over one?
MR. BETTINO: I'm sorry.
MR. LUCA: Six over one?
MR. BETTINO: Six and clear, yes. We want it to look like it's been there a long time.
The CHAIRPERSON: The front door, is that black also?
MR. BETTINO: We want it to be dark. Maybe a dark blue or maybe a black, but it's going to be dark, again, to show up against the white, and side lights. I even brought some samples and stuff that we're looking at.
The CHAIRPERSON: If you could just pass that around.
MR. BETTINO: Sure.
The CHAIRPERSON: That and the garage door. The cuts. That would be great. Bring those up. Thank you. You have this one, right, or you don't have this one?
MR. BETTINO: I have it.
The CHAIRPERSON: If you could just put that up now also.
MR. BETTINO: Sure.
The CHAIRPERSON: That will show the people at home. That's what's called a street-scape, which will give you an idea of how it will fit in with the other houses in the neighborhood. Although, one is around the corner from the other basically. From one side you'll see one and one, and from the other side you'll see the other.
MS. UHLE: Do you want to take mine?
MR. BETTINO: Yes.
MR. GARCIA-BOU: Take this.
The CHAIRPERSON: That's always very helpful to kind of give you an idea of the mass of the buildings in the neighborhood and how it fits in.
MR. MCINTYRE: So the eaves and the gutters and everything, are they going to be white or are they going to be copper?
MR. BETTINO: They're going to be white.
MR. MCINTYRE: The steps, I'm assuming that's going to be blue stone?
MR. BETTINO: Yes. We'll have a walkway coming in from Crawford.
MR. MCINTYRE: Have you given any consideration as to where you're looking to place the condensers, you know, the air conditioning? Did I miss those? Are they on the plan?
MR. BETTINO: It will be on the side, but I'm not sure yet where.
MR. MCINTYRE: So I think as part of the process and the next review, which I'm assuming will be the Planning Board, these are just some of the enhancements that you need to provide to the drawings. Did you put this samples, but I think it looks like it's a really nice addition to the neighborhood. It looks good to me.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

package together yourself?
MR. BETTINO: Yes.
MR. MCINTYRE: Very well put together.
From a personal standpoint, I think it's a beautiful home. It looks really, really nice.
As I said, as part of our review here on this board --
MR. BETTINO: Would you like to hear from the landscape architect?
MR. MCINTYRE: Yes. I'm just giving you my two sense worth. We can open it up to the public hearing, and then we can hear from anybody else that wishes to comment. But I think just to sort of take away, I think it's important just to locate the condensers on because obviously as a neighbor that would be something that I would be interested in.
MR. BETTINO: Sure.
MR. MCINTYRE: Just to sort of further enhance the elevations with regard to some of the finishes, do you have some pictures, more samples, that I think it looks like it's a really nice addition to the neighborhood. It looks good to me.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1. MR. BETTINO: Thank you.
2. MS. UHLE: Do you want to hear from the landscape architect now?
3. MR. SHERMAN: Hello. Dan Sherman, landscape architect. I think the air conditioners will end up over here on the south side. I’ve screened that off with Skip Laurels anticipating some utilities over there, but I guess that will be confirmed later.

4. So as Larry mentioned, the Arborvitae hedge that’s wrapped around on the town property right now is proposed to be removed because it’s kind of all breaking down, and that will open it up. They wanted the house to be more open to the neighborhood like the other houses on the street. There’s an existing Maple tree that’s sort of broken at the top, but anyway, it needs to be removed because of the CULTEC chambers that are right in that location. So I put a new October Glory Maple at the corner just to put a nice eventually stately street tree kind of in the neighborhood. There’s an existing Kousa DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1. Dogwood in the southwest corner, so I kind of matched the front door, flanked the front door with a new Kousa Dogwood to make a frame around the front door. This is an existing Cacaovar (sic.) that stays. The plantings are fairly traditional. I’ve avoided using Boxwoods because of the current threat of the blight. So I’ve used instead China Girl Hollies and Capu (sic.) to give the traditional anchor of evergreen and there’s Hydrangeas and Azaleas and things. Traditional is the intent.

2. There’s a porch in the front, so it’s kind of cottagey. This is my cottage landscape. The back, rather than being walled in, there’s a house close right in the back behind the patio, so there’s just Arborvitae there, then I drop down to 5 foot Chesapeake Hollies just to screen the maybe driveway. Any questions?

3. MS. NEMECEK: It looks great, and thank you for removing those hedges from the corner.
4. MS. UHLE: I agree.

EASTCHESTER ARB - 4/4/19

1. There’s many a corner that had that problem.
2. MS. NEMECEK: This is a really thoughtful landscape plan.
3. MR. SHERMAN: Thank you.
4. MR. MCINTYRE: I would like to make a motion to open Application 19-05 to the public hearing; do I have a second?
5. MR. GARCIA-BOU: Second.
6. MR. MCINTYRE: All in favor.

EASTCHESTER ARB - 4/4/19

1. (All aye.)
2. THE CHAIRPERSON: Anybody here that would like to speak with regard to this application located at 2 York Place? Anybody here? (No comments.)
3. MR. MCINTYRE: Seeing there is nobody here, then I would like to make a motion to close the public hearing; do I have a second?
4. MR. GARCIA-BOU: Second.
5. MR. MCINTYRE: All in favor.

EASTCHESTER ARB - 4/4/19

1. (All aye.)
2. MR. MCINTYRE: The public hearing is now closed.
3. MR. MCINTYRE: That being the case, then I would like to make a motion to move this application on to the Planning Board, Application 19-05, with just those sort of minimal upgrades to the proposal; do I have a second?
4. MR. GARCIA-BOU: Second.
5. MR. MCINTYRE: All in favor.

EASTCHESTER ARB - 4/4/19

1. (All aye.)
2. MR. MCINTYRE: Okay, good luck.
3. MR. BETTINO: Thank you very much.
4. THE CHAIRPERSON: Next up we have Application 19-06, 22 Hunter Drive.
5. MR. BRANDES: Good evening, members of the board. I’m Leonard Brandes, the architect for Jessica and Gerry Trollo, who have a house at 22 Hunter Drive.

DINA M. MORGAN, REPORTER

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19
The existing house is a 1960's home and looks like a 1960's home. All the neighbors around have been modifying their homes to make it look a little bit more colonial or what people are wanting these days, adding gables and different aspects to the house to create a little bit more interest to the homes. Right now the living room right now starts at 7 feet and goes up to about 16 feet. It's sort of awkward spaces. So to create now a new space would certainly help. Even the bedrooms up on the floor above the garage right now are very small bedrooms. They're up high. They wouldn't be allowed in today's code. So we're going to be creating bigger windows so there is more open air in the space, and also making them legal egress windows so that it would meet today's code.

This is the existing elevations of the house. Like I said, it goes down very slow right now and goes up. There's a slope in the back of the house as well. Most of the work that we're doing is actually extending the covered porch across the front. That's the DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19
only addition on the house. The rest of it is really taking the roof off and redesigning the roof and adding proper windows to the house itself and changing the fenestration. We're also lowering this high brick level just to break it up because it's a very large element in the house right now, trying to clean that up.

So this is our scheme of what we're trying to do with this house. Create a nice front porch, putting some stone front on it, working with the shingles. I have samples over here. The two colors are here in the front, the ones that are noted in the drawings. Unfortunately, the pictures don't do it justice, but the pattern that we're looking at right now is the type of pattern that we're looking at so you could get an idea of the stone we're using on the base of house.

Roofing wise, also we're using a Tamko roof, which has a lot of variations and changes in it. We're using actually a browner color, which is over here in the samples. I could bring this closer or you could pass that around.

DINA M. MORGAN, REPORTER
that first floor in the living room, kitchen,
and the dining room area. So instead of being
7 and a half foot 4/15ths, we're now going to
have a 10 foot ceiling on the inside of the
first floor. The other areas above the garage
area and where the bedrooms are, those are
going to remain 8 foot ceilings. We're going
to be using that for storage. We have a drop
down ladder coming from that. That's on the
plans as well. I'm open for questions.

THE CHAIRPERSON: The trim on -- well,
not even the trim, like the kind of eyebrow-ish
pieces above the porch that are lighter, is
that this color or what color is that?

MR. BRANDES: It will be the same
color as the shingle. It will match the
shingle.

MR. MCINTYRE: And the color of the
shingle is?

MR. BRANDES: The light one that's on
the top panel. I have the color right there.

Those are the two colors that we're planning on
using. The dark ones will be going over --

THE CHAIRPERSON: The scallops?

DINA M. MORGAN, REPORTER

dark brown, the bronze color they have.

THE CHAIRPERSON: It's a little hard
to read what because it seems like the trim
color is a different color than the scallops,
but it's the same or no?

MR. BRANDES: It will be slightly
different. I don't want to match it, but it
will match in the same color. It's the way the
computer is printing out right now. It will be
matching.

THE CHAIRPERSON: Okay.

MS. NEMECEK: On the back deck, are
you going to have an above ground pool?

MR. BRANDES: No. This is all
decking.

MS. NEMECEK: It's all decking.

MR. BRANDES: This is all existing
decking. We're not changing the decking.

THE CHAIRPERSON: Also, the back, the
chimney, the way it appears to disappear and
appear again; is that --

MR. BRANDES: It's an existing
chimney. We are pulling this out, so this will
come out in front. As I said, we are creating

DINA M. MORGAN, REPORTER

-- The scallops over
here.

THE CHAIRPERSON: And then the AZEK --

MR. BRANDES: The AZEK is the trim.

So we'll be using AZEK trim instead of the
standard trim that you get with vinyl siding.
We wanted it to really look like a true shingle
home. So instead of having --

THE CHAIRPERSON: The color on that
will be?

MR. BRANDES: Excuse me.

THE CHAIRPERSON: The color on that?

MR. BRANDES: We're working the trim
to be the gray that we're matching in there.

THE CHAIRPERSON: So to match the
secondary color?

MR. BRANDES: To match the secondary
color, yes.

MR. LUCA: What type of windows are
you using?

MR. BRANDES: The windows we're using
are Andersen.

MR. LUCA: What color?

MR. BRANDES: The color will be the

DINA M. MORGAN, REPORTER

a three dimensional. Instead of going with a
flat roof, a flat side here, we did want to
create a space over there, and there's the
existing chimney which has fireplaces connected
to it and some of the heating equipment. We
are maintaining that and pulling it around.

MR. MCINTYRE: So you're just splaying
the roof over it and flashing in?

MR. BRANDES: Exactly. We'll flash
around it. We'll maintain two inches around
the chimney as required by code.

MR. MCINTYRE: How does that work
inside, are you just boxing it out?

MR. BRANDES: Just boxing it out, yes.

MR. LUCA: The double set of windows
on the front elevation to the right, those are
bedrooms; correct?

MR. BRANDES: Those are bedrooms, yes.

MR. LUCA: That floor is existing?

MR. BRANDES: That floor is existing,
yes.

MR. LUCA: That elevation looks like
it needs something else besides that. There's
too much siding, in a sense. Did you ever

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1 think about cantilevering the second floor out
2 and have another bracket detail?
3 MR. BRANDES: Well, we really didn't
4 want to spend the cost on that. That's really
5 an extra cost to change the bedrooms and change
6 the footprint of the building.
7 MR. LUCA: It's not the footprint,
8 it's just the second floor cantilever.
9 MR. BRANDES: Now I'm ripping the
10 house out. I have to re-frame everything.
11 That's a fairly large expense to do that.
12 MR. LUCA: There's a lot of framing
13 going on in the first place.
14 THE CHAIRPERSON: The windows on the
15 elevation A200 and then you're rendering, your
16 color rendering, these have shutters?
17 MR. BRANDES: Yes.
18 THE CHAIRPERSON: So are we --
19 MR. BRANDES: We're missing the
20 shutters on the rendering, yes. I'm sorry. We
21 are missing the shutters on the rendering.
22 THE CHAIRPERSON: That's going to fill
23 in that space.
24 MR. BRANDES: I think the elevation
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 shows it a little bit better as to how it's
2 really going to work proportionately. When
3 you're doing a rendering, you're also looking
4 at it from perspectives, you're not looking at
5 it from directly straight on which is where we
6 have this.
7 MR. LUCA: I also have -- it's my own
8 opinion -- the gable to the far left that has
9 the elliptical window above it, I really think
10 that that's not necessary. I understand why
11 you're doing it because you have the elliptical
12 over the door, but it just takes away from the
13 main entrance, in my opinion.
14 MR. BRANDES: It's just an entrance
15 that we are using from the living room onto the
16 porch. We have those pair of doors right
17 behind that.
18 MR. LUCA: I understand that, but --
19 MR. BRANDES: Also, we have the high
20 ceiling. We would like to take advantage of
21 the high ceiling and get more light into the
22 room itself.
23 THE CHAIRPERSON: Silvio, would you
24 recommend just making those like triangles even
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 though there's --
2 MR. LUCA: It can't be a triangle only
3 because it has to have the curve bottom in
4 order for --
5 THE CHAIRPERSON: For the light to go
6 through?
7 MR. LUCA: Correct.
8 MR. BRANDES: I just wanted to mention
9 on A201, you could see on the side of the house
10 we are raising and getting more light into that
11 space with those windows. We're adding transom
12 windows above in this area. We wanted to keep
13 those windows narrow because there is a
14 neighbor close by that is pretty close to their
15 property line right there. So we're trying to
16 keep that but we still want to get that extra
17 light coming in so we're using those raised up
18 windows on the side.
19 THE CHAIRPERSON: Do you have anything
20 concerning the garage door?
21 MR. BRANDES: The garage doors are
22 existing.
23 MS. NEMECEK: Those aren't going to
24 change?
25 DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1 of masonry up there, and we are concealing that
2 with a roof coming over the side over here.
3 You could see that real roof on the side
4 elevation when you go back to this area over
5 here. We're concealing that, creating a little
6 covered entry for the garage as well.
7 THE CHAIRPERSON: So you did
8 definitely make a transformation to this home
9 because it previously read as a distinct split
10 level and now that's not so obvious.
11 MR. GARCIA-BOU: Are your gutters and
12 leaders white?
13 MR. BRANDES: Excuse me.
14 MR. GARCIA-BOU: Your gutters and
15 leaders.
16 MR. BRANDES: There will be new
17 gutters and leaders, yes.
18 MR. GARCIA-BOU: White?
19 MR. BRANDES: They will match the
20 trim, what we want to use on the trim.
21 MR. MCINTYRE: Do you want to open
22 this up to the public hearing?
23 THE CHAIRPERSON: Sure.
24 MR. MCINTYRE: I would like to make a
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 rendering.
2 MS. UHLE: Maybe if you're going to
3 present the rendering to the Planning Board,
4 just --
5 MR. BRANDES: I will update the
6 rendering for the Planning Board for sure. As
7 I said, the details are all the elevations now.
8 We finally got that up to code where we want
9 it. We're showing all the trim wrapping around
10 it, that's not just a flat piece, adding the
11 shutters on the side of the windows, those will
12 all get updated.
13 MR. MCINTYRE: I think less is more in
14 this case. There's a lot going on. Obviously
15 you transformed the house, you know, from A to
16 B or A to Z, but, you know, there's a lot going
17 on the front elevation in terms of the
18 choice of materials, as well as the sort of
19 color pallet, you know, as well as some of the
20 sort of details. So, you know, I think less is
21 more. I certainly think that some of the
22 comments that we've shared with you this
23 evening, I think you just need to tie those in
24 to the set of drawings.
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 motion to open up Application 19-06, located at
2 22 Hunter Road, to the public hearing; do I
3 have a second?
4 MR. GARCIA-BOU: Second.
5 MR. MCINTYRE: All in favor.
6 (All aye.)
7 MR. MCINTYRE: Public hearing is now
8 open. Is there anybody here that would like to
9 speak with regard to this application? Going
10 once, twice.
11 (No comments.)
12 MR. MCINTYRE: I would like to make a
13 motion to close the public hearing on
14 Application 19-06. All in favor.
15 (All aye.)
16 MR. MCINTYRE: Okay. Public hearing
17 is closed.
18 THE CHAIRPERSON: I'm still finding
19 some other inconsistencies with the front
20 elevation like in that area the way the trim is
21 treated with the little diamond above the
22 eyebrows. There are things that are on here
23 that seem maybe not --
24 MS. NEMECEK: Not the same as the
25 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 Again, sort of standard question we
2 have on all of these types of applications,
3 have you addressed in terms of the plan the new
4 mechanicals, the new air conditioning
5 equipment? Is that being enhanced?
6 MR. BRANDES: We're not moving any of
7 the condensers. We're not relocating anything
8 like that. Like I said, the only addition
9 we're doing on the house is at that front
10 section just for the porch, covering this half
11 of the porch. That's it. Everything else is
12 staying the same inside of the house. We're
13 not changing the footprint, the living room,
14 the dining room or bedrooms. Those are all
15 staying the same.
16 MS. NEMECEK: So the front elevation
17 that's drawn in CAD, that is what you're
18 proposing?
19 MR. BRANDES: That is what we're
20 proposing.
21 MS. NEMECEK: This has to be updated?
22 MR. BRANDES: That has to be updated.
23 MS. NEMECEK: The little triangles
24 will get lost.
25 DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

THE CHAIRPERSON: The little diamonds.

MS. NEMECEK: The little diamonds and triangles. It looks a lot cleaner --

MR. BRANDES: Without. Okay. I could see that.

THE CHAIRPERSON: You don't need to trick it up too much.

MR. BRANDES: A little less. Got it.

I understand that.

MR. MCINTyre: Do we want to make a motion?

I would like to make a motion to move Application 19-06 on to the Planning Board.

MR. GARCIA-BOU: Second.

MS. UHLE: The only two comments were to make sure that the rendering is consistent with the elevations and to eliminate what I see as triangles in the gables at the front.

MR. MCINTyre: Okay. Good luck.

MS. UHLE: I'm passing something down related to the next application.

THE CHAIRPERSON: Next up is Application 19-07, 971 California Road.

MS. UHLE: Laura, could you please DINA M. MORGAN, REPORTER

---

EASTCHESTER ARB - 4/4/19

pass those down. Those are related to the application.

THE CHAIRPERSON: Yes.

MS. UHLE: I'll take the extras.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Mike Hynes this evening, the owners of the subject property.

We are proposing additions and alterations to the existing single family residence located at 971 California Road.

I'll just come over to the drawing to walk you guys through. So the proposed scope of work is highlighted here on the survey or on the site plan in yellow here. So the scope of work will include construction of a new covered porch and a new second story dormer at the front of the existing residence; construction of a two story addition and a deck at the rear of the residence; interior alterations on the basement, first floor, and second floor; and site alterations including new walkways, widening of the existing driveway, and an expansion of the existing patio at the rear.

DINA M. MORGAN, REPORTER

---

EASTCHESTER ARB - 4/4/19

Here are the existing and proposed elevations. Here's the existing front elevation.

So we're proposing to reconfigure the existing windows. We're going to remove the existing windows and put new windows in the area above the garage, which are bedrooms. The new front porch with relocated front door and relocated windows, and the new second story dormer aligned with the window below.

On the right side, we're proposing to reconfigure the back at the rear of the house, and then this is the two story addition beyond. Here's the existing rear elevation.

So we're reconfiguring this roof here to be a hip, and then this is the proposed two story addition with the new deck, and then from the side the proposed two story addition, new chimney for a new fireplace within the living room, and the open porch at the front of the house.

Here's a rendering of the proposed front with the finished materials. The siding will be a HardiePlank in a slate gray finish.

The stone at the open porch is existing and will remain and be reconfigured for the new openings. The roof will be asphalt in a charcoal black finish. The windows are vinyl clad in a white finish. The trim will be painted AZEK in a white finish. The columns will be painted AZEK in a white finish. The railings will be a composite in a white finish. The gutters and leaders are aluminum in a white finish. The entry door will be fiberglass in a white finish, and the overhead door will be fiberglass in a white finish. I have samples of the materials that I can pass on.

THE CHAIRPERSON: I notice on the site plan here it says, expand existing driveway; in which direction?

MR. IANNACITO: If you look at the site plan, it's only going to be a slight expansion because 20 is the maximum we can have and it's currently like 18 and a half. The dotted line represents the existing driveway on the site plan, so it's not much of an

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1 expansion.
2 THE CHAIRPERSON: Then you're just going to kind of move that stone wall essentially?
3 MR. IANNACITO: Move both retaining walls, yes.
4 THE CHAIRPERSON: Then previously you mentioned something about stone remaining in the front, so what is it that you have to kind of move around?
5 MR. IANNACITO: So if you look at the existing elevation, currently the front door is tucked into the corner there and then this window opening here is being changed. There's not going to be much alteration at this end, but where the door is, the door is sliding over so all that stone has to be removed.
6 THE CHAIRPERSON: Remove some and put it over there?
7 MR. IANNACITO: Yes.
8 THE CHAIRPERSON: Gotcha.
9 MR. IANNACITO: This stone is relatively easy to match.
10 THE CHAIRPERSON: Is the stone the
11 DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 same on the walls as well, or is that a different stone.
2 MR. IANNACITO: We'll use the same stone for the walls when we rebuild it.
3 THE CHAIRPERSON: Good. I think actually the whole look of the front facade is cleaned up.
4 MR. IANNACITO: It brings it all together. It's just very slight changes on the front. It's not much. The bigger addition is at the rear.
5 THE CHAIRPERSON: But it's not another house in the rear.
6 MR. IANNACITO: Right. Not two houses.
7 THE CHAIRPERSON: Any other questions or comments, guys?
8 MS. NEMECZEK: Do you have any lighting for this?
9 MR. IANNACITO: The lighting we haven't gotten it all figured out yet, but I will run it by the owner before the Planning Board. We're probably going to have down lights here in the porch, but he may want light DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

MR. IANNACITO: Yes. There's one unit existing there now and we're going to add another one.

MS. UHLE: AC and lighting.

THE CHAIRPERSON: So I would like to make a motion to pass along Application 19-07 to the Planning Board with a recommendation for approval.

MR. MCINTYRE: Second that.

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

THE CHAIRPERSON: Thank you very much. Again, John, thank you very much for your renderings, they're always very helpful.

MS. UHLE: Excuse me, I have more things to pass down for John's next application.

MR. IANNACITO: Good evening, again. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Constantino, who are with me this evening. We are proposing to construct a new single family residence at 14 Interlaken Drive.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

I'll come over to the drawings. So here we have the existing site with the new home. It's a two story wood frame residence with a two car garage, an open porch along the front which will wrap around the corner onto the side, and then at the rear we have a couple of patios with an open pergola.

This is the drainage plan, which was submitted to the consulting engineer. It's under review, and hopefully we'll have a response by the time we get to the Planning Board. All the dry wells will go in the front here. From my conversation with Hudson Engineering, this is a different type of system. He's not using CULTECS here. They're smaller units, that's why there are so many of them. So basically nine of these small units would equal one CULTEC. They're deeper and more open, so they're supposed to have a larger capacity. He put everything in the front because the water table is a little high in the back. He put everything towards the front of the house. For some reason, the water table was lower at the front of the house than the back.

Here are the elevations. The front elevation, two car garage, open porch. Over to the right side, we have another open porch which leads into the mudroom and around to the back with the open pergola. This is the rear elevation. Railing here, which will take us down to a basement stair, and then the open pergola in front of this one story section, sliding doors in the kitchen area and family room, and around to the left side back to the open porch that leads to the front of the house.

Here is the street-scape. The top one represents the existing street facade with the existing residence which was currently a one and a half story cape type house, and then the new house, which is more in keeping with the two story high houses on the left and the right.

THE CHAIRPERSON: What's the total height?

MR. IANNACITO: The total height of the new house?

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

1 trim, AZEK in a white finish. The columns,
2 AZEK in a white finish. The railings at the
3 back leading down to the basement stair will be
4 a composite in a white finish. The gutters and
5 leaders will be aluminum in a white finish.
6 The front entrance door will be fiberglass in a
7 black finish. The overhead doors will be
8 fiberglass in a white finish.
9 I have with me tonight Dan Sherman,
10 who's going to review the landscape plan. I'll
11 put this up here.
12 MR. SHERMAN: Hello. Dan Sherman
13 again just to review the landscape. This one
14 is pretty simple. Because there's a porch
15 across the whole front of the house, I kept
16 that planting very low. Avoiding Boxwoods, I
17 put forth China Girl Hollies and there's Spirea
18 and some Astilbes and Myrtle. Traditional
19 things again, but with a winter interest and
20 some spring and summer. The backyard is nice
21 because it's got the pergola and a center porch
22 and a backyard porch, so I just screened it
23 with Arborvitae to make it private for them and
24 flanked the pergola with a little bracket of
25
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

1 Skimmias to keep it low, just some things to
2 edge it. Keep it open for playing. I screened
3 the air conditioners on the side with
4 Chesapeake columns. That's it. There's a lot
5 of existing trees all around, so it's kind of
6 leafy and fits into the neighborhood nicely.
7 MR. MCINTYRE: There's been some trees
8 taken down though.
9 MR. SHERMAN: Yes. There is one
10 that's in the middle of the driveway, and then
11 this one in front, I think it's still there,
12 but it's where the CULTEC chambers go or where
13 the drainage chambers go. Luckily, there's
14 ones that flank the property and they surround
15 it, so it's still surrounded by trees but those
16 two old ones in the front.
17 MR. MCINTYRE: So none of the trees
18 got cut down in the back yard?
19 MR. SHERMAN: They did. These are
20 remaining. There was another row of Sapling
21 Maples, they're gone. They've been removed.
22 The ones that I show here I believe are
23 remaining; right?
24 MR. IANNACITO: Yes.
DINA M. MORGAN, REPORTER
literally right in the middle of the driveway, the existing, and then the other one is further down where I’m showing some new services coming in, but we could always move those to avoid taking the tree down.

THE CHAIRPERSON: I notice that this color is really kind of light, which is fine, and then the white; did you consider black windows by any chance?

MR. IANNACITO: We didn’t. What are your thoughts on that?

THE CHAIRPERSON: I just think it’s a little pale. Or maybe black shutters? Just something to give it a little depth. I know you have the black door, which is nice.

MR. IANNACITO: The only thing with the shutters is we have a lot of double windows. When you have double windows, the shutters don’t look good. I think we did look at four or five different grays. We’re still on the fence about the actual gray. It might be a little darker gray.

MR. LUCA: Is the rendering a true color? Probably not; right?

DINA M. MORGAN, REPORTER

Ms. Uhle: She’s talking about that gray there.

MR. IANNACITO: The pearl gray is a little light. They have about three other grays that just get a little darker in intensity, so we can explore that.

THE CHAIRPERSON: It’s a nice color.

MR. LUCA: I think it’s fine. I think with a white AZEK it will pop.

MR. IANNACITO: It will still pop.

Once you get the white AZEK in, it will show more contrast, yes.

MR. GARCIA-BOU: Are you getting gutters and leaders?

MR. IANNACITO: Yes, we’re going to have gutters and leaders. White gutters and leaders, yes.

THE CHAIRPERSON: It looks so nice without them; right?

MR. IANNACITO: They do. We could tuck them into these corners here. It’s really just in the front here we’ll probably have one in the column line here and on the corner here.

MR. MCINTYRE: Again, I’m just going...
EASTCHESTER ARB - 4/4/19

2 to know where the next one is?
3 MR. IANNACITO: On the street?
4 THE CHAIRPERSON: Yes.
5 MR. IANNACITO: Let me see. I have
6 pictures of all the other properties.
7 THE CHAIRPERSON: I can see a shadow
8 on 12 Interlaken but I can't see a tree.
9 MR. IANNACITO: 10 has no trees.
10 THE CHAIRPERSON: That's to the left
11 of them?
12 MR. IANNACITO: Two houses. Then here
13 is 12, which I think this little piece in the
14 corner right here, this is the tree that's
15 coming down.
16 MS. NEMECEK: That's unfortunate.
17 MR. IANNACITO: 16 doesn't look like
18 it has anything in front it either.
19 MS. UHLE: It obviously won't replace
20 the tree that's coming down, but the Highway
21 Superintendent is very likely to require that
22 they put in another street tree. It will be
23 significantly smaller.
24 THE CHAIRPERSON: And they're healthy.
25 They're very healthy.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

2 line and having it curve, I don't know how nice
3 that would look, coming across and then towards
4 the garage. If we made it any wider, the
5 driveway, we would have to go for a variance.
6 So if we paved more towards the property line
7 and cut down the curb cut so that we could save
8 it, we would have to go for a variance. If you
9 want to grant us a variance tonight, we would
10 be happy to.
11 MR. MCINTYRE: How much of a variance
12 would you need?
13 MR. IANNACITO: Right now it's
14 20 feet, so out of 20 feet I had to bring it in
15 at the two ends right up at the garage. We
16 need this side to line up. Once you come at
17 the end here, you might be looking at a 30 foot
18 wide -- one point might be 30 feet.
19 MR. MCINTYRE: It doesn't have to be
20 an equal distance all the way in. You could
21 sort of bottleneck out.
22 MR. IANNACITO: But I think
23 aesthetically if you have the whole thing going
24 like this, it might not look as nice if you
25 have a square and only one portion of it comes

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

2 take a tree down in the right of way, it
3 requires a new tree to be planted. It's not
4 going to be as big.
5 THE CHAIRPERSON: Can't they just
6 nudge it over? It's such a shame. Make a
7 crooked driveway or something.
8 MR. MCINTYRE: I think it's just a
9 shame to cut that tree. You said it's a really
10 nice canopy tree coming down that block. I
11 certainly would agree with that. I think the
12 house is a nice addition to the neighborhood.
13 I think it looks really nice. I'm just a
14 little conflicted about, you know, taking that
15 tree down, a tree that's been there for like a
16 hundred years. I just think it's -- I'm a
17 little conflicted by that.
18 THE CHAIRPERSON: Would it be possible
19 to flip the house like this way? Would it
20 affect the other tree?
21 MR. LUCA: It will be the same exact
22 thing. It will be that tree.
23 MR. IANNACITO: I don't know if
24 starting the driveway closer to the property

DINA M. MORGAN, REPORTER
encroachment or variance would be required.

You're not going to get your, you know,
straight shot driveway into the garage, but I
think --

MR. IANNACITO: Circular driveway.
MR. GARCIA-BOU: Circular driveway.
MR. MCINTYRE: That's across the
street. I just think that's something we could
look at.

MS. UHLE: I think we're asking him to
look at alternatives.

MS. NEMECK: And even looking into
the health of -- if you have to remove a
tree -- making certain of the health of the
remaining tree. For instance, if you maintain
a certain percentage of -- touch only a certain
percentage that would guarantee that the tree
would remain even with the CULTEC chambers.

MR. IANNACITO: We would need a
variance for this here, which is probably like
30 feet.

MS. UHLE: I think you're designing it
now. I think come back to the Planning Board
with an ulterior design.

DINA M. MORGAN, REPORTER

THE CHAIRPERSON: Margaret, I think
that that was really the only --

MS. UHLE: Did you open the public
hearing for this one? I don't believe so.

THE CHAIRPERSON: I don't think so.

MS. UHLE: And that was the only
thing.

THE CHAIRPERSON: I would like to open
Application 19-08 for a public hearing.

MS. NEMECK: Second.

THE CHAIRPERSON: All in favor.

(The aye.)

THE CHAIRPERSON: Is there anyone here
that would like to speak about this
application? Hello?

Then I would like to make a motion to
close -- did you want to speak? Okay.

MR. PALMIERI: Tim Palmieri, I'm at 12
Interlaken. I'm the house to the right on the
north. I thought everything looked good. I
don't want to take the tree down.

Unfortunately, we had to take a tree down that
died next to my driveway, and the Highway
Department did come and put a new driveway in,

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

to the Planning Board but with the condition that the applicant looks at keeping the tree that's currently in conflict with the straight shot driveway, and obviously with the input of the Parks and Highway Department, I think everybody's collective opinion would be to try and save the tree, if at all possible.

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(App aye.)

MR. MCINTYRE: Thank you.

MR. IANNACITO: Great. Thank you.

THE CHAIRPERSON: Next up we have Application 19-09 for 760 White Plains Road.

MR. IANNACITO: Good evening, again.

My name is John Iannacito, I'm an architect, and I'm representing Post Road Realty 5, LLC.

We are proposing changes to the previously approved facade improvements at 760 White Plains Road.

This application was presented to the board a little over a year ago, to the Architectural Review Board, and then on to the Planning Board, and it was approved. Due to

DINA M. MORGAN, REPORTER

---

EASTCHESTER ARB - 4/4/19

some high costs on the construction bids, the owner has decided to make a couple of changes to try to reduce the cost of construction. The changes that we are proposing are -- first of all, there will be no changes to the size of the addition, no changes to the use of the building, and no changes to the previously approved parking requirements. All of that stays exactly the same. We're only proposing facade changes. The changes will include eliminating the roof decks and balconies at the front of the property and constructing flat roofs in those areas, reconfiguration and relocation of exterior windows and doors, and replacing of the stone veneer at the front to a stucco finish.

Here we have the existing elevation and the previously approved elevation. This is what it is today. This is what was previously approved. So previously we had this entire front section, which was the addition, clad in stone. On the upper floor, we had glass all the way across the balconies at the top, at the second floor, and at the third floor.

DINA M. MORGAN, REPORTER
121

EASTCHESTER ARB - 4/4/19
1
MR. IANNACITO: This one here?
2
MS. NEMECEK: Yes.
3
THE CHAIRPERSON: Once you took that
4
balcony away, you start to see the difference
5
between it.
6
MR. IANNACITO: This was the balcony
7
here. These were kind of tucked in behind.
8
Then when you look at this, they’re more in
9
line. In the front it looks better having them
10
all being consistent.
11
MR. LUCA: All the stucco is the same
12
color now?
13
MR. IANNACITO: Yes.
14
MR. LUCA: Did you consider making the
15
front element white stucco, like the stone
16
elevation?
17
MR. IANNACITO: We did consider
18
looking at different color stuccos.
19
MR. LUCA: The contrast looks nice.
20
MR. MCINTYRE: I agree with that.
21
MR. LUCA: The contrast looks nice
22
with the white.
23
MR. IANNACITO: We can go with
24
different color stucco. The only issue is
25

DINA M. MORGAN, REPORTER

122

EASTCHESTER ARB - 4/4/19
1
we’re going to get a hard line right here.
2
MR. LUCA: It could be a control
3
joint; right?
4
MR. IANNACITO: Yes. We have to put
5
control joints in any way. We’ll have one
6
changing color right here and one here. We
7
could definitely do that. Maybe not a white,
8
maybe a light gray and a darker gray.
9
MR. LUCA: I think it helps.
10
MR. IANNACITO: Yes, we could do that.
11
We talked about this.
12
MR. MCINTYRE: I think the existing --
13
and again, you’re an expert when it comes to
14
cornices and moldings; right? That’s an inside
15
joke. I certainly think that the sort
16
delineation on the existing one, the cornice,
17
is a little bit more modern, it’s a little bit
18
more sleek than the one on the proposed; is
19
there any way that that can be --
20
MR. IANNACITO: This was basically
21
like a coping on top of the parapet wall. This
22
is going to have a drip edge, gutter, fascia,
23
so it has to have a little bit more thickness
24
to it.
25

DINA M. MORGAN, REPORTER
1  EASTCHESTER ARB - 4/4/19
2  THE CHAIRPERSON: Four sets.
3  MR. MCINTYRE: Four sets of --
4  MR. IANNACITO: I'm not sure where the
5  numbers came in on the glazing. Based on the
6  feedback we got from the contractor, he said
7  the windows were a very high number, the stone
8  was a very big number, and the --
9  MR. MCINTYRE: Don't always heed what
10  those contractors.
11  MR. IANNACITO: And the elevator. So
12  we decided to keep the elevator.
13  MR. MCINTYRE: Well, wouldn't you
14  agree that that kind of, you know, enhances the
15  overall appearance?
16  MR. IANNACITO: I agree. I mean, I
17  prefer the original scheme also.
18  MR. MCINTYRE: I understand cladding
19  the building in stone, you know, is a big
20  expense, so we're relenting somewhat and going
21  with the stucco, but I think we certainly try
22  and like to keep the modern element of it as
23  much as we can. I think with possibly looking
24  at trying to bring that top level, make it more
25  transparent as opposed to just the same sort of

DINA M. MORGAN, REPORTER

1  EASTCHESTER ARB - 4/4/19
2  rhythm of the other two levels, I think that
3  would certainly --
4  MR. IANNACITO: We had the glazing
5  coming here and then turning the corner and
6  starting again on the other corner on the
7  original plans.
8  THE CHAIRPERSON: In the back. You
9  don't need it in the back.
10  MR. MCINTYRE: I think you really just
11  want it in the front.
12  MR. LUCA: What about structurally,
13  structurally is it different, you know, like a
14  steel beam and column point? The wall is a
15  bearing wall now.
16  MS. UHLE: John, could you use the
17  microphone, please.
18  MR. IANNACITO: Sure. Yes, we do have
19  a steel beam down below because that's where --
20  MR. LUCA: No, I meant because of all
21  the glazing structurally --
22  MR. IANNACITO: Now there will just be
23  smaller headers over every window versus a big,
24  long header at the top floor. You're still
25  going to have a header coming across to pick up

DINA M. MORGAN, REPORTER

1  EASTCHESTER ARB - 4/4/19
2  the roof load coming down, which lands on top
3  of the steel beam below it. So you're going to
4  have smaller headers but still landing on top
5  of the steel beam below.
6  MR. MCINTYRE: It's not a game
7  changer, but I think if you could incorporate
8  that, I think it will make it better.
9  MS. NEMECEK: It will look cleaner.
10  MR. LUCA: It's probably a $50,000
11  difference, I think.
12  MR. IANNACITO: 50,000?
13  MR. LUCA: In glazing and in
14  structural.
15  MR. IANNACITO: Could be.
16  MR. LUCA: But it does look really
17  nice like that.
18  MR. IANNACITO: These were fixed
19  panels with sliders.
20  MS. NEMECEK: You don't need that
21  anymore.
22  MR. IANNACITO: The whole
23  waterproofing system, the wood decking, the
24  sliders, I mean, all of that --
25  MR. MCINTYRE: So there's no balcony

DINA M. MORGAN, REPORTER

1  EASTCHESTER ARB - 4/4/19
2  up there?
3  MR. IANNACITO: There's no balcony.
4  The roof stops right here now. It's just a
5  flat roof with a membrane. You can't walk out
6  anymore.
7  THE CHAIRPERSON: Basically it's
8  storefront up there.
9  MR. MCINTYRE: It's not curtain wall,
10  it's not --
11  MR. IANNACITO: It's not like a
12  NanaWall system.
13  MR. MCINTYRE: Again, going back to
14  the old faithful, I just think as the
15  architect, right, I think that would
16  certainly --
17  MR. IANNACITO: But I'm not paying for
18  it. I would love to go with the first version.
19  MR. LUCA: You honestly don't even see
20  that when you're on the street, do you?
21  MR. IANNACITO: You don't. It's set
22  way back. If you go into the parking lot of
23  the store across that's up on an incline, you
24  might be able to see it there.
25  THE CHAIRPERSON: So then put the

DINA M. MORGAN, REPORTER
THE CHAIRPERSON: I hear you. I think that those lines, those horizontal lines, lightening those up would make a difference and would make it come closer to this than it is right now, and the difference in color. The lightening up of that front panel.

MR. IANNACITO: We could start a donation in Eastchester.

MR. MCINTYRE: I would like to make a motion to open up Application 19-09, 760 White Plains Road; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. MCINTYRE: Public hearing is now open. Anybody here that would like to speak with regard this application?

(No comments.)

MR. MCINTYRE: That being the case, I would like to close the public hearing on Application 19-09; do I have a second?

DINA M. MORGAN, REPORTER

MS. NEMECEK: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Okay, public hearing is closed. Any other comments?

THE CHAIRPERSON: No.

MR. MCINTYRE: That being said, I would like to make a motion that we move this Application, 19-09, 760 White Plains Road on to the Planning Board with --

MS. UHLE: I'll give you the three comments: Consider using a lighter stucco for the lower front portion of the building; reduce the size of the cornices to be similar to what was originally proposed; and consider maintaining windows on the top level as originally proposed on the front elevation at least. Consider. That was it.

MR. MCINTYRE: Do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Very good. Thank you.

MR. IANNACITO: Thank you.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19

MR. MCINTYRE: So it's going to be linear as opposed to the spots?

MR. ANDERSON: Exactly.

MS. NEMECEK: That looks much better.

MR. ANDERSON: Thank you. I thought so as well.

THE CHAIRPERSON: Will that be one rail going across or multiple rails?

MR. ANDERSON: Well, it is to be one long rail. I believe it is to be three sections of 60 inches to cover the letters of the logo.

MR. MCINTYRE: Right.

MR. ANDERSON: The intent is for it to be long, this way I don't have any drop off of any lighting.

THE CHAIRPERSON: No hot spots, yes.

MR. MCINTYRE: You got to be careful with that because that then is probably a custom fixture, so before you say that, you might have to go with three increments -- depending on how long your sign is, you may have to sort of go with individual increments of lights.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19

MR. ANDERSON: I appreciate that. In addition, upon the entry, we're proposing to have Bevolo brand gas lanterns, which are made out of copper, which I thought would be an elegant touch. Also, I passed a pamphlet spec on proposed French inspired planters to house Boxwoods.

MS. NEMECEK: They're going to be black or green?

MR. ANDERSON: I'll let you chose the color of that. It could be painted any color.

MR. LUCA: Black.

MS. NEMECEK: Black is the best.

MR. ANDERSON: Black is it.

MR. MCINTYRE: Can we see some of the stucco and the limestone?

MR. ANDERSON: Sure. Absolutely. You see in this particular sample that was made, one has a courser aggregate and one is little bit more fine. The sample with movement of the trough just to see some of the movement and the effect of it being swayed, if you will.

MR. LUCA: Metal trough compared to the plastic trough maybe?

DINA M. MORGAN, REPORTER
1 Essentially, I would be doing a brand new storefront. I had inherited that storefront.
2 I did the best I could when I opened seven years ago. Since four years, I managed to purchase the property, so I'm looking to enhance my property at this point.
3 THE CHAIRPERSON: The doors seem like they open but it is a step down, are you going to use the opening?
4 MR. ANDERSON: In a perfect world, I would have those open and it will be beautiful, but unfortunately, there's a light there, there's a bus stop there, there's a ton of noise there from that main, busy road, and it's a bit of an issue with I have a wood fired oven in there, which is a furnace, so with respect to utilities and balancing temperature, I can't leave those doors open. I do love the appearance of the doors, so they're meant to look as though they will fold or a Nanawall, if you will. These are meant to open larger because I do not have a back area to receive deliveries, unfortunately. So I would like the opportunity to be able to receive a larger delivery, larger than the normal doorway.
5 Hopefully, with the hand trucks they're not going to damage my beautiful stucco. That's why I'm intending to have those doors open up a bit larger.
6 THE CHAIRPERSON: Well, it looks really nice.
7 MS. NEMECEK: Yes, it does.
8 MR. ANDERSON: Thank you.
9 THE CHAIRPERSON: And I love the black. That will look really nice.
10 MR. ANDERSON: Thank you.
11 THE CHAIRPERSON: The brass is nice, but it is not a huge contrast with your -- you have that now also, that kind of not too much of a contrast on the lettering, and I know we let you make it a little bit bigger because of that. It looks like it's kind of a little bit smaller now.
12 MR. ANDERSON: It is significantly smaller than what it currently is.
13 THE CHAIRPERSON: So it may not show up as much as you want it to because it's not contrast. There's a place down on Marbledale, DINA M. MORGAN, REPORTER

1 I think it's Fleetwood Collision or something, that has that similar background color with a brass letter, you know, brass pin letter. Look at it and see, it just doesn't really pop.
2 MR. MCINTYRE: I kind of think we need to see the whole sort of thing together.
3 Personally, I like it.
4 MR. LUCA: I like the brass. It's very Ralph Lauren.
5 MR. MCINTYRE: It's very high level.
6 THE CHAIRPERSON: Maybe if it's pulled off of the building a little bit with the pins, you'll get the shadow.
7 MS. NEMECEK: Especially with the light over it.
8 THE CHAIRPERSON: Something that has a little depth to it.
9 MR. ANDERSON: I'm happy to talk in detail about my font, but I think it's perhaps better served at the sign committee.
10 THE CHAIRPERSON: Yes. Absolutely.
11 MR. ANDERSON: With the font and the shadowing and being offset from the building.

1 EASTCHESTER ARB - 4/4/19
2 delivery, larger than the normal doorway.
3 think is going to be a concern of mine, but I think we can talk in detail then.
4 THE CHAIRPERSON: I think it looks really lovely.
5 MS. NEMECEK: Yes, it really does.
6 THE CHAIRPERSON: We need to open the public hearing just because we have to do that.
7 MR. ANDERSON: This is my mother.
8 THE CHAIRPERSON: Hi, mom.
9 I would like to make a motion to open Application 19-10 to a public hearing.
10 MR. GARCIA-BOU: Second.
11 THE CHAIRPERSON: All in favor.
12 (All aye.)
13 (No comments.)
14 THE CHAIRPERSON: I would like to a motion to -- unless you want to speak -- to close Application 19-10 to a public hearing.
15 MR. GARCIA-BOU: Second.
16 THE CHAIRPERSON: All in favor.
17 (All aye.)
18 THE CHAIRPERSON: I would like to make a motion to move Application 19-10 along to the Planning Board with a recommendation for

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 4/4/19
3 approval.
4 MS. UHLE: That's it.
5 THE CHAIRPERSON: Paint the planters
6 black and check where they're placed. Thank
7 you very much. It looks lovely.
8 MR. ANDERSON: Thank you, guys.
9 MR. MCINTYRE: Hopefully there's not
10 going to be too much down time.
11 THE CHAIRPERSON: I think this
12 restaurant will get the cornices right.
13 MS. UHLE: The others have been
14 delivered.
15 MR. MCINTYRE: They what?
16 MS. UHLE: It's delivered. Now it's
17 just a matter of getting up it up.
18 THE CHAIRPERSON: Installing them?
19 MS. UHLE: Yes.
20 THE CHAIRPERSON: I would like to make
21 a motion to close the ARB meeting for whatever
22 day today is, April 4th. Second.
23 MR. MCINTYRE: Second.
24 THE CHAIRPERSON: All in favor.
25 (All aye.)
26 MR. MCINTYRE: Goodnight, everyone.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/4/19
(MEETING ADJOURNED.)