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THE CHAIRPERSON: Good evening and welcome to the ARB meeting for April 5th, 2018. Would you all rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you call the roll.

M.S. UHLE: Sure, Laura Raffiani.

THE CHAIRPERSON: Present.

M.S. UHLE: Jennifer Nemecik.

M.S. NEMECIK: Here.

M.S. UHLE: Silvio Luca.

M.R. LUCA: Here.

M.S. UHLE: Carlos Garcia-Flou and Enda McIntyre are not able to make it this evening.

THE CHAIRPERSON: We have some minutes. Do we have the quorum that we need to approve those.

M.S. UHLE: No, not for the minutes.

We'll hold those over until the next meeting.

THE CHAIRPERSON: I'll make a motion to hold the meeting minutes over to the March meeting -- I'm sorry --

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1. grade, so it will slope down -- as it does the
2. neighbor's towards the right -- the driveway
3. will slope down into the garage and it's kind
4. of a little bit lower than the street kind of
5. in comparison to kind of fit into the
6. neighborhood and the street-scpe of the houses
7. on that road.

THE CHAIRPERSON: What's the total
8. height of the house?
9. MR. MAIORANO: The total height of the
10. house is -- to the ridge is 32.7 feet.
11. THE CHAIRPERSON: 33 is the --
12. MR. MAIORANO: Is max, yes. What
13. we're trying to do also is raise that grade in
14. the rear to bring the house down. As you see
15. from the street, it's lowered as well. It's
16. from the four corners of the property.

THE CHAIRPERSON: It kind of steps
17. down?
18. MR. MAIORANO: Yes.
19. MS. NEMECEK: Can I see the materials?
20. MR. MAIORANO: Yes. There's a little
21. bit of stone on the front porch.
22. MS. NEMECEK: What kind of stone will
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2. be used for the retaining walls; similar?
3. MR. MAIORANO: No. The stone in the
4. retaining walls is a natural stone.
5. MS. NEMECEK: A natural stone.
6. MR. MAIORANO: It's from the site and
7. it's a natural kind of stone. The stone on the
8. front of the house is that one.
9. THE CHAIRPERSON: So according to the
10. landscaping plan or the site plan is where you
11. see the retaining walls?
12. MR. MAIORANO: There is proposed
13. landscaping in the rear yard and in between
14. those walls as well. Like I said, the existing
15. trees along the property line are remaining
16. other than the shrubs that are on the front
17. north end corner that they're going to try and
18. clean up and plant some trees in between as
19. well. The southeast corner is the lowest
20. portion of the site.
21. MR. LUCA: The windows are white?
22. MR. MAIORANO: Yes.
23. MR. LUCA: And the shutters?
24. MR. MAIORANO: The shutters are white
25. as well.

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2. MR. LUCA: The shutters are white?
3. MR. MAIORANO: Oh, no, I'm sorry, the
4. gutters are white, the shutters are gray
5. similar to the front door. It's a composite
6. shutter, and it's going to be painted gray to
7. accent the front door.
8. MR. LUCA: The roof over the portico
9. is asphalt shingle as well?
10. MR. MAIORANO: Yes, same as the main
11. roof.
12. MS. UHLE: Adamo, where's the natural
13. thin stone veneer going, just on the steps?
14. MR. MAIORANO: Yes.
15. MS. UHLE: That's it?
16. MR. MAIORANO: Yes.
17. MS. UHLE: Okay.
18. MR. MAIORANO: Trying to keep a budget
19. within the --
20. THE CHAIRPERSON: Could you go back to
21. the elevation, please.
22. MR. MAIORANO: Yes.
23. THE CHAIRPERSON: Thank you.
24. MR. MAIORANO: That small little
25. portion there.

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2. THE CHAIRPERSON: I would like to make
3. a motion to open up Application 18-07 for a
4. public hearing.
5. MS. NEMECEK: Second.
6. THE CHAIRPERSON: All in favor.
7. (All aye.)
8. THE CHAIRPERSON: Is there anyone here
9. who would like to speak? Welcome.
10. MR. BOWMAN: My name is Richard
11. Bowman. I live at 425 New Rochelle Road, which
12. is the house right next door to where the
13. property is being developed.
14. I had some conversation with gentleman
15. before the meeting started and he answered some
16. of my questions. I just want to be sure that
17. the new building would be in conformance --
18. which I'm sure it would be -- of any height
19. restrictions, and that there would be a
20. uniformity of the height compared to my
21. property and concerning the slope. I don't
22. know if that -- I'm sure it has to fit the
23. guidelines, but I'm asking that that would be
24. verified. This gentleman said it would be. It
25. looks like it is to me on these plans. I don't

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1. know if you have any guidance on that.
2. MS. UHLE: Adamo, could you put the
3. street-scape elevation up.
4. We do review the plans for zoning
5. compliance, the building inspector does. He
6. does comply with all the lot and bulk and
7. height restrictions. You could see the
8. elevation that he did there. The proposed
9. house is the one in the center there.
10. MR. BOWMAN: This would seem to be in
11. fair uniformity as far as I’m concerned.
12. MS. UHLE: It’s a bigger house, it
13. looks like a taller house, but it’s lower down.
14. So the ridge line is going to be it looks like
15. even a little lower than your ridge line.
16. MR. BOWMAN: And this is the
17. continuation of the highest point here going
18. down. so it’s that far below; I guess it’s a
19. couple of feet below?
20. MR. MAIORANO: Yes.
21. MR. BOWMAN: The other thing we spoke
22. about is there’s a lot of rock on this property
23. and there’s one huge rock, and the gentleman
24. said they’re not going to do any disruption of
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1. run a utility line.
2. MR. LUCA: And chipping means there’s
3. going to be an excavating machine with a big
4. hammer on it. It’s not going to be somebody
5. with a --
6. MR. BOWMAN: Well, my dog is going to
7. get upset, I think that would be the extent of
8. it. I guess the thing is, that type of
9. process, can it be detrimental to my property
10. or my foundation integrity?
11. MS. UHLE: No. No.
12. MR. BOWMAN: Okay. Also, there is a
13. bus stop on that property that’s been there
14. since I bought my house. I don’t know, since
15. this is now going to be occupied with frontage
16. access where it never was that way before,
17. could that bus stop possibly be moved?
18. MS. UHLE: It’s on New Rochelle Road,
19. so that it is a town road actually. You know
20. what, even though it’s a town road, I believe
21. the county determines where those bus stops are
22. located because it’s most likely a county bus
23. line. I don’t know, we would have to talk to
24. the county about that. We’ve never dealt with
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1. that other than a slight corner. I don’t know
2. what that involves as far as -- you said
3. there’s going to be no blasting?
4. THE CHAIRPERSON: It’s not allowed.
5. MR. LUCA: It’s not allowed.
6. MS. UHLE: It actually is allowed but
7. nobody ever does it. You have to get a
8. blasting permit. You may need to do some
9. chipping.
10. MR. MAIORANO: Exactly.
11. MS. UHLE: About how long do you think
12. that would last?
13. MR. MAIORANO: Probably a few days at
14. most. We did some deep hole tests not exactly
15. on the rock, we’re trying to stay away from it,
16. so maybe that front right corner of the house
17. might have to.
18. MS. UHLE: So there is a possibility
19. they do some chipping for a few days. That can
20. be irritating. It can only be between 8 and 6
21. Monday through Friday. It would not be
22. permitted on Saturday or Sunday. Hopefully, it
23. would only last a couple of days.
24. MR. MAIORANO: And then they have to
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MR. MAIORANO: Well, actually over here it's only a few feet.

MR. BOWMAN: It slopes down you're saying?

MR. MAIORANO: Exactly. The slope will stay and obviously the slope on your property remains the same. The retaining walls on that side of the property remain the same.

On the south end of the property, the grade raises.

MR. BOWMAN: Okay. This gentleman also mentioned that I could get a copy of this plan. It will be helpful to me, because I want to do some improvements to my property and I don't know if I want to wait, you know, for this thing to be built. Is that on file with the Building Department I'm told?

MS. UHLE: What I would do is -- actually, there's two different ways that we could give you a copy of that plan: I could request that the applicant give it to me in an electronic format and I could e-mail it to you.

If you wanted a larger scale print, we would take a copy and send it out for printing. You take a copy and send it out for printing. You take a copy and send it out for printing. You take a copy and send it out for printing.

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would have to pay for the cost of that, which is not terribly expensive. I'll just take your information tonight and I'll coordinate with the architect.

MR. BOWMAN: Is that out of the ordinary?

MS. UHLE: No, not at all.

MR. BOWMAN: Okay. It's more just for guidance for me for when I do my work.

MS. UHLE: Sure. It's public information and you're welcome to copy it if you would like.

MR. BOWMAN: Okay. That's all I have, thank you.

MS. UHLE: Okay.

MR. BOWMAN: (Inaudible.)

MS. UHLE: If that's good enough for you, that's fine.

MR. BOWMAN: I think it should be sufficient.

MS. UHLE: I will say you're lucky because I know the architect, Adamo, is going to be very responsive to any of your questions and I think the builder as well. If you have

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any trouble, give me a call at the Building and Planning Department, but I think Adamo should be responsive to you.

THE CHAIRPERSON: Thank you for coming.

THE CHAIRPERSON: Then I like to make a motion to close Application 18-07 to the public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(The aye.)

THE CHAIRPERSON: Anymore questions or comments from the board? Are we all okay?

MR. LUCA: Good job.

MS. NEMECEK: Thank you.

THE CHAIRPERSON: Then I would like to make a motion to send Application 18-07 along to the Planning Board with a recommendation for approval.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

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1 existing rear shed dormer to create a master bedroom walk-in closet.

4 The design of these additions is primarily to match the character of the existing home, as well as keep the scale and context of these additions to correlate with the existing home, as well as with the neighborhood. None of the additions are encroaching beyond the height of the existing ridge line.

12 This is the first addition that we spoke about, the one story addition. Basically bumping out the front of the house to align with the existing face of the left side of the house, increasing and capping it with a shed room tying back to the main gable roof.

18 The second addition, the second story addition is being placed on top of an existing one story footprint. We cap that with a gambrel roof sharing the same form as the main gambrel roof and tying it back to align with the existing ridge bringing the eves all the way down to the first floor, again, to help bring down the scale of the home to match the

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1 context of the neighborhood.

3 In the rear, basically some simple extensions of the existing dormer. The facades of the additions will match the facade of the existing dormer, and the roof lines will also be extended, same pitch, same elevation.

8 Regarding material, we'll be matching what's existing, which is a vinyl clapboard with a 4 inch exposure in a gray tone similar to that. Since we are adding four additions to each corner of the house, we do propose to replace all the roofing with new roofing with an architectural grade asphalt roof shingle in a grayish brownish tone to highlight the grayish siding. We are accenting the base of the home aligned with the window sills of the first floor only on the front elevation in a cultured stone, again, in a grayish brownish stone. Shutters, vinyl black, again, to match what's existing now. Windows to match what's existing, which is also vinyl.

23 Can I answer any questions?

24 MS. NEMECEK: Can you bring up the board with the material in that rendering,

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1 because these drawings the line is a little white and a little difficult to read? Thanks.

4 MR. LUCA: Are you doing the back siding or are you doing the whole entire house?

6 MR. DILEO: So right now what we're proposing to do is just place new vinyl siding on the new additions, and any vinyl siding that we are removing, we're going to use it to patch and repair where the additions tie into the existing, and then the sides and the rear of the house we plan on painting the vinyl siding to match the vinyl siding so that it is one uniform look.

15 MS. UHLE: Did you intend the box to be like this in the package?

17 MR. DILEO: I'm sorry, say that again.

18 MS. UHLE: Did you intend the elevations to be this light in the package?

20 MR. DILEO: No.

21 MS. UHLE: It's funny because we reviewed these for the Zoning Board and they weren't like this.

24 THE CHAIRPERSON: They were or were not?

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again. The profile of the new vinyl is going to be basically the same as the --

MR. DILEO: To match the existing, yes. 4 inch exposure.

MR. LUCA: The texture and all that?

MR. DILEO: Correct, the wood texture on it.

MR. LUCA: Can we talk about the design?

MS. UHLE: Sure. Rocco, can you just go back to the microphone. Thank you.

MR. LUCA: I don't care for the stone, the height of the stone. I think the stone sill shouldn't be below the window. It reads too tall and makes the house read too short. Also, the stone around the entry looks very odd to me under that portico. I think the house would look a lot nicer if that sill line was brought down at least 18 inches to 2 feet below the window so you have, let's say, a 3 foot line around and the stone didn't continue around the doors. A house of this design and style wouldn't have stone at the entry like that.

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of forced to leave it as is in order not to
touch the master bedroom.

MS. NEMECEK: I don't think the trim
board and the vertical siding are working on
the facade here at the top.

MR. LUCA: The vertical bead board?

MS. NEMECEK: Yes.

MR. Dileo: We played with not having
it and just having vinyl siding, and we
introduced this vertical bead boarded material
with some brackets to, again, help break up the
portions of that gable face, gambrel face.

MR. LUCA: Did you have ever consider
making that just like an AZEK?

MR. Dileo: What's that?

MR. LUCA: Making that just an AZEK
panel, for example; not having the vertical
siding but a white panel?

MS. NEMECEK: Just a flat.

MR. LUCA: Maybe over the entryway as
well.

MR. Dileo: So just a flat panel?

MR. LUCA: Yes, a flat AZEK panel and
make it white, it will pop, instead of having

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the streets.

THE CHAIRPERSON: I would like to make a motion to open Application 17-68, 14 Lorraine Drive, for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Doesn't seem to be anybody here. Do we need them to come back?

MR. LUCA: I don't think so.

MS. UHLE: Do you want me to go over the conditions? They're going to refer you to the Planning Board subject to the conditions or the modifications that they discussed.

The first one is to lower the stone sill line so that it's 18 inches to 2 feet below the windowsills and do not continue the stone around the door -- these will be worded better in my meetings notes -- to lower the height of the portico to essentially just drop it down 18 inches; to either add a soffit to the existing dormer, or if the budget allows, to make it larger and have a gambrel roof on that as well, otherwise, just the soffit.

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detail; to eliminate the vertical bead board siding both on the portico and the gambrel roof.

MR. DILEO: And replace it with a flat --

MS. UHLE: With a flat like AZEK panel, white AZEK panel. That was actually it.

You just mentioned that when the lower the portico, that the pendant can be lowered as well. That was it.

THE CHAIRPERSON: First I need to make a motion to close the public hearing for Application 17-68.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: And then make a motion to pass along Application 17-68 with the aforementioned conditions along to the Planning Board with a recommendation for approval. All in favor.

MS. NEMECEK: Second.

THE CHAIRPERSON: Sorry about that.

(All aye.)

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MR. DILEO: Thank you.

THE CHAIRPERSON: Thank you. I think that's it for this evening. Thank you very much. I would like to make a motion to close the Architectural Review Board meeting for April 5th, 2018.

MS. NEMECEK: Second.

THE CHAIRPERSON: All favor.

(All aye.)

THE CHAIRPERSON: Thank you and good night.

(Meeting adjourned.)

DINA M. MORGAN, REPORTER

CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of April, 2018.

DINA M. MORGAN
Court Reporter
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