

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
APRIL 5, 2018

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

APR 20 2018

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

RECEIVED

DINA M. MORGAN, REPORTER

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EASTCHESTER ARB - 4/5/18
MS. UHLE: May meeting.
THE CHAIRPERSON: May meeting.
First up, new business, Application
18-07, which is 427 New Rochelle Road.

MR. MAIORANO: Good evening, Chair,
board members. My name is Adamo Malorano from
Community Designs and Engineering. On behalf
of the applicant Gregory Holcombe, we are
proposing a new single family dwelling at 427
New Rochelle Road.

As it is now, it's a vacant lot with
some vegetation. There are no significant
trees that we will be removing other than
cleaning up some shrubbery on the north end of
the front property line. There's also some
rock cropping on that portion of the lot too,
so that kind of dictated our overall design.
We tried to stay away from that. We located a
curb cut on the south end of the property.
What we will also be doing is raising the grade
in the rear yard because it does slope
significantly down. So we have two 4 foot high
stone retaining walls that are tiered in the
rear, and they will kind of dive into the

DINA M. MORGAN, REPORTER

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EASTCHESTER ARB - 4/5/18

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.

MS. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Carlos Garcia-Bou 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.

MS. 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 --

DINA M. MORGAN, REPORTER

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EASTCHESTER ARB - 4/5/18

proposed grade of the rear yard. We are also
capturing all of the storm water on site with
the proposed storm water mitigation, which is
taking on all of the newly created impervious
surfaces.

On the proposed elevations, the house
will be clad with a white Hardie Plank siding.
All of the trim is a white AZEK trim. The roof
is an asphalt shingle roof, I believe it's a
slate gray -- pewter gray. In the rear, there
is a raised deck, that deck will be also clad
with some white AZEK and a white PVC railing.
All of the windows are Andersen 400 Series
windows with simulated divided light as
depicted. The columns in the front as well are
white AZEK clad columns. The front door and
the garage doors are as depicted in the
elevations. As far as lighting, there will be
some lighting on the front door and the garage
doors, as well as the rear door as well, the
door to the deck in the rear.

As far as the street-scape goes, the
property is -- most of that -- if you see that
dotted line is in actuality the street kind of

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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

9 THE CHAIRPERSON: What's the total
10 height of the house?

11 MR. MAIORANO: The total height of the
12 house is -- to the ridge is 32.7 feet.

13 THE CHAIRPERSON: 33 is the --

14 MR. MAIORANO: Is max, yes. What
15 we're trying to do also is raise that grade in
16 the rear to bring the house down. As you see
17 from the street, it's lowered as well. It's
18 from the four corners of the property.

19 THE CHAIRPERSON: It kind of steps
20 down?

21 MR. MAIORANO: Yes.

22 MS. NEMECEK: Can I see the materials?

23 MR. MAIORANO: Yes. There's a little
24 bit of stone on the front porch.

25 MS. NEMECEK: What kind of stone will

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 the bus stops before, in all honesty, because I
2 believe the county determines where those go
3 based on a variety of factors. I would imagine
4 that they would not relocate it.

5 MR. BOWMAN: I guess so. The
6 sidewalk, is that part of the construction too?

7 MR. MAIORANO: No. It's a new
8 sidewalk, but we are going to have to put in a
9 new curb cut.

10 MR. BOWMAN: New curb cut.

11 MR. MAIORANO: It will be away from
12 your property line. This is your property
13 right here.

14 MR. BOWMAN: Okay. So you're going to
15 cut that for the driveway?

16 MR. MAIORANO: Yes, for the driveway.

17 MR. BOWMAN: The driveway is a direct
18 on, it's like the one down the street?

19 MR. MAIORANO: Exactly.

20 MR. BOWMAN: Just again, the retaining
21 wall in the back -- so there's going to be no
22 grade change at all as far as the surface right
23 now other than a build up in the back for about
24 4 feet are you saying?

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

2 MR. MAIORANO: Well, actually over
3 here it's only a few feet.

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

6 MR. MAIORANO: Exactly. The slope
7 will stay and obviously the slope on your
8 property remains the same. The retaining walls
9 on that side of the property remain the same.
10 On the south end of the property, the grade
11 raises.

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

19 MS. UHLE: What I would do is --
20 actually, there's two different ways that we
21 could give you a copy of that plan: I could
22 request that the applicant give it to me in an
23 electronic format and I could e-mail it to you.
24 If you wanted a larger scale print, we would
25 take a copy and send it out for printing. You

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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

6 MR. BOWMAN: Is that out of the
7 ordinary?

8 MS. UHLE: No, not at all.

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

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

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

16 MS. UHLE: Okay.

17 MR. BOWMAN: (Inaudible.)

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

20 MR. BOWMAN: I think it should be
21 sufficient.

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

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

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

5 THE CHAIRPERSON: Thank you for
6 coming.

7 Is there anyone else here for this
8 property?

9 (No comments.)

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

13 MS. NEMECEK: Second.

14 THE CHAIRPERSON: All you in favor.
15 (All aye.)

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

18 MR. LUCA: Good job.

19 MS. NEMECEK: Thank you.

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

24 MS. NEMECEK: Second.

25 THE CHAIRPERSON: All in favor.

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18

2 (All aye.)

3 THE CHAIRPERSON: Next up we have
4 Application 17-68, 14 Lorraine Drive. Good
5 evening.

6 MR. DILEO: Good evening. My name is
7 Rocco DiLeo, architect and representative for
8 Ante Aleksa owner of 14 Lorraine Drive.

9 I'm here tonight proposing four
10 additions being placed to an existing single
11 family home on an existing non-conforming lot.
12 The four additions -- starting with this one
13 story addition on the front right corner of the
14 home -- basically this addition is an extension
15 of the family room designed, again, as a one
16 story addition. The second addition in the
17 left corner is a second story addition being
18 placed on top of the existing footprint that's
19 currently one story to increase the square
20 footage towards the front of the house of the
21 existing bedroom. The two rear additions, the
22 one in the back left corner is an extension of
23 the existing dormer to create a closet for this
24 existing bedroom, and the other addition at the
25 rear right corner again is an extension of an

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 context of the neighborhood.

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

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

22 Can I answer any questions?

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

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

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

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

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

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

19 MR. DILEO: No.

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

23 THE CHAIRPERSON: They were or were
24 not?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 MS. UHLE: They were not. It's just
2 the printing came out weird.

3 THE CHAIRPERSON: This is definitely
4 much better.

5 MS. NEMECEK: This is the proposed
6 siding, this is the -- but you don't have the
7 stone. Do you have the material of the stone?

8 MR. DILEO: Right here.

9 MS. NEMECEK: I'm sorry, I missed
10 that.

11 MR. LUCA: All the windows are egress
12 per code dimensionally?

13 MR. DILEO: All the windows are
14 existing in the bedrooms. The only window that
15 we are adding is on the side, which will be a
16 casement window, and that will be an egress
17 window. We decided to go to with a casement to
18 keep the scale of the window much smaller. A
19 double hung would be pretty much the largest
20 window in the entire house and that's on the
21 side elevation.

22 THE CHAIRPERSON: That's this one
23 here?

24 MR. LUCA: I'm going back to the vinyl

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

3 MR. DI LEO: To match the existing,
4 yes. 4 inch exposure.

5 MR. LUCA: The texture and all that?

6 MR. DI LEO: Correct, the wood texture
7 on it.

8 MR. LUCA: Can we talk about the
9 design?

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 THE CHAIRPERSON: So do you think it
2 should just come straight across? Lower and --

3 MR. LUCA: Lower and straight across
4 and nothing in the middle. I think maybe also,
5 now that I'm looking at it -- that's a new
6 portico that you're adding?

7 MR. DILEO: Correct.

8 MR. LUCA: That should be lowered as
9 well scale wise. I don't think it needs to be
10 3 feet higher than the door to the bottom. I
11 think that will bring down the scale as well.

12 MR. DILEO: So the only reason why we
13 lifted it up, we do have large brackets on the
14 side, you could see the side profile, to bring
15 down the scale, but it does arch up to
16 accommodate the pendant light fixture.
17 Bringing it down would basically almost have
18 the surface mounted light fixture, and one of
19 the design requirements mandated by the current
20 homeowner was to have a pendant light fixture
21 over that front door. One of our other
22 requirements was that she really wanted to
23 accentuate her front door by wrapping stone
24 around it.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 MR. LUCA: Right. I think both of
2 those design elements don't help this design at
3 all.

4 THE CHAIRPERSON: This home is just
5 too small for all of that really.

6 MR. LUCA: You don't need a 16 or 18
7 inch long chain. I think bringing that down at
8 least 18 inches or 12 inches and the stone --
9 the stone is -- I mean, if you look at any kind
10 of home that has the Gambrel roof, it's not
11 going to have stone around the front entryway
12 like that. It would probably not have stone on
13 the base as well, but I don't mind that as long
14 as it's lower. That's my opinion.

15 MR. DILEO: Would it be acceptable if
16 we kept the stone cap aligned with the sill of
17 the window but got rid of it around the front
18 door so that we would just have that one
19 continuous datum connecting the window sills?

20 MR. LUCA: I just think that it make
21 the house look too squat in a sense.

22 MS. NEMECEK: And the facade looks
23 busy. Because you have so much going on in
24 this new entry, this existing dormer is

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 diminished and it's just kind of -- even though
2 it's not even colored in here, it's just out of
3 proportion to the rest of the house.

4 MR. LUCA: Which one?

5 MS. NEMECEK: This one.

6 MR. LUCA: I don't think that's a new
7 dormer, though.

8 MS. NEMECEK: No, that's an existing.

9 THE CHAIRPERSON: It will definitely
10 be further back.

11 MS. NEMECEK: It's weak looking. I
12 don't know if it needs something else.

13 MR. LUCA: We don't want to spend the
14 homeowner's money, but ideally if that dormer
15 had a gambrel roof over it and became twice as
16 large, it would make --

17 MS. NEMECEK: It would be more
18 balanced.

19 MR. LUCA: The house would make the
20 house look much more beautiful as well.

21 MR. DILEO: The existing dormer?

22 MR. LUCA: The existing dormer.

23 MR. DILEO: That was one of the areas
24 because of budgetary requirements we were kind

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

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

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

6 MR. LUCA: The vertical bead board?

7 MS. NEMECEK: Yes.

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

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

15 MR. DI LEO: What's that?

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

19 MS. NEMECEK: Just a flat.

20 MR. LUCA: Maybe over the entryway as
21 well.

22 MR. DI LEO: So just a flat panel?

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 the vertical vinyl and it's probably going to
2 be the same color.

3 MR. DILEO: I agree with that.

4 MS. UHLE: That would be the flat
5 panel as well?

6 MS. NEMECEK: Yes.

7 MR. LUCA: I also really think that
8 the stone and this dropped as well is going to
9 help. The bottom of the pendant could
10 basically be top of door not top of molding.

11 MS. NEMECEK: Right.

12 MR. LUCA: So you still can lower it.
13 Does the existing front dormer have soffits?

14 MR. DILEO: No soffits.

15 MR. LUCA: Are we doing a new roof?

16 MR. DI LEO: We're doing new roof
17 shingles.

18 MR. LUCA: Even on the dormer?

19 MR. DI LEO: Throughout the entire
20 house.

21 MR. LUCA: Can we maybe like add like
22 a soffit?

23 MS. NEMECEK: Just to frame this a
24 little bit.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/5/18

1 MR. DILEO: Okay.

2 MR. LUCA: Can I show you what I was
3 talking about?

4 MR. DILEO: Sure.

5 MR. LUCA: Bring the stone down to
6 that point. I really think that dropping this
7 roof line, whatever that might be that
8 dimension, and the stone around the entryway is
9 going to make the house look a lot nicer.

10 MS. UHLE: And he can still have the
11 pendant.

12 MR. LUCA: The pendant can still stay.
13 The door swings in anyway, so unless you're 6
14 foot 8 or 7 foot, then -- he might hit his
15 head. You still have enough roof to put a
16 pendant. That looks like I'm dropping it maybe
17 18 inches.

18 MR. DILEO: The only issue with
19 dropping it 18 inches is that I have to change
20 the pitches of the gambrel roof portico, which
21 then makes it feel squattier and doesn't align
22 with the gambrel roof angles of the gambrel
23 roof.

24 MR. LUCA: Why do you have to do that
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 4/5/18

1 though?

2 MR. DI LEO: I'm taking your line
3 literally.

4 MR. LUCA: I'm just taking your whole
5 structure and dropping it 18 inches.

6 THE CHAIRPERSON: This house doesn't
7 have a garage; right?

8 MR. DILEO: It has a detached garage
9 in the back. If you flip that board around,
10 you'll see the site plan.

11 THE CHAIRPERSON: Okay, back there. I
12 know that this street is not easy parking wise;
13 does it have like just parking on one of the
14 street I think?

15 MR. DILEO: Oh, on the street?

16 THE CHAIRPERSON: Yes, on-street
17 parking.

18 MR. DI LEO: I'm not sure.

19 THE CHAIRPERSON: Yes, I think it's
20 just one side of the street. It may even be
21 one of those ones that you can't park in the
22 wintertime.

23 MS. UHLE: Probably with regard to the
24 winter, but otherwise, I don't know for each of
25

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18
 2 the streets.
 3 THE CHAIRPERSON: I would like to make
 4 a motion to open Application 17-68, 14 Lorraine
 5 Drive, for a public hearing.
 6 MS. NEMECEK: Second.
 7 THE CHAIRPERSON: All in favor.
 8 (All aye.)
 9 THE CHAIRPERSON: Doesn't seem to be
 10 anybody here. Do we need them to come back?
 11 MR. LUCA: I don't think so.
 12 MS. UHLE: Do you want me to go over
 13 the conditions? They're going to refer you to
 14 the Planning Board subject to the conditions or
 15 to the modifications that they discussed.
 16 The first one is to lower the stone
 17 sill line so that it's 18 inches to 2 feet
 18 below the windowsills and do not continue the
 19 stone around the door -- these will be worded
 20 better in my meetings notes -- to lower the
 21 height of the portico to essentially just drop
 22 it down 18 inches; to either add a soffit to
 23 the existing dormer, or if the budget allows,
 24 to make it larger and have a gambrel roof on
 25 that as well, otherwise, just the soffit

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18
 2 detail; to eliminate the vertical bead board
 3 siding both on the portico and the gambrel
 4 roof.
 5 MR. DILEO: And replace it with a
 6 flat --
 7 MS. UHLE: With a flat like AZEK
 8 panel, white AZEK panel. That was actually it.
 9 You just mentioned that when the lower the
 10 portico, that the pendant can be lowered as
 11 well. That was it.
 12 THE CHAIRPERSON: First I need to make
 13 a motion to close the public hearing for
 14 Application 17-68.
 15 MS. NEMECEK: Second.
 16 THE CHAIRPERSON: All in favor.
 17 (All aye.)
 18 THE CHAIRPERSON: And then make a
 19 motion to pass along Application 17-68 with the
 20 aforementioned conditions along to the Planning
 21 Board with a recommendation for approval. All
 22 in favor.
 23 MS. NEMECEK: Second.
 24 THE CHAIRPERSON: Sorry about that.
 25 (All aye.)

DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 4/5/18
 2 MR. DILEO: Thank you.
 3 THE CHAIRPERSON: Thank you. I think
 4 that's it for this evening. Thank you very
 5 much. I would like to make a motion to close
 6 the Architectural Review Board meeting for
 7 April 5th, 2018.
 8 MS. NEMECEK: Second.
 9 THE CHAIRPERSON: All favor.
 10 (All aye.)
 11 THE CHAIRPERSON: Thank you and good
 12 night.
 13
 14 (Meeting adjourned.)
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

DINA M. MORGAN, REPORTER

1
 2
 3 C E R T I F I C A T I O N
 4
 5 STATE OF NEW YORK)
) Ss.
 6 COUNTY OF WESTCHESTER)
 7
 8 I, DINA M. MORGAN, Court Reporter and
 9 Notary Public within and for the County of
 10 Westchester, State of New York, do hereby
 11 certify:
 12 That the above transcript was taken from
 13 a videotape of the actual hearing. I was not
 14 present for such hearing. The videotape was
 15 taken and transcribed by me to the best of my
 16 ability.
 17 And, I further certify that I am not
 18 related to any of the parties to this action by
 19 blood or marriage, and that I am in no way
 20 interested in the outcome of this matter.
 21 IN WITNESS WHEREOF, I have hereunto set
 22 my hand this 19th day of April, 2018.
 23
 24
 25

Dina M. Morgan
 DINA M. MORGAN
 Court Reporter
 DINA M. MORGAN, REPORTER

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER