TOWN CLERK: N.Y.
EASTCHESTER, N.Y.
TRANSCRIPT OF
ARCHITECTURAL REVIEW BOARD MEETING
MAY 2, 2019

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

BOARD MEMBERS IN ATTENDANCE:

‘LAURA RAFFIANI, CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAT KING, BUILDING INSPECTOR

TOWN OF EASTCHESTER
Building and Planning Department

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 5/2/19

THE CHAIRPERSON: Good evening,
everyone, and welcome to the May 2nd, 2019
Architectural Review Board meeting for the Town
of Eastchester. If you would all please rise
for the Pledge of Allegiance.

(WHEREUPON THE PLEDGE OF ALLEGIANCE
WAS SAID.)

THE CHAIRPERSON: Margaret, would you
please call the roll?

M.S. UHLE: Sure. Carlos Garcia-Bou.
M. R. GARCIA-BOU: Here.
M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.
M.S. UHLE: Silvio Luca.
M.R. LUCA: Here.

M.S. UHLE: Enda McIntyre and Jennifer
Nemecsek are not able to make the meeting this
evening.

THE CHAIRPERSON: Welcome. There's
only one application this evening, Application
19-04 for 51 Orchard Street. Please come and
present.

M.S. UHLE: Laura, are you ready for
him?

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This is our proposed site. Where the existing curb cut would not be touched, the existing driveway would be extended, the detached garage that is here now would be moved toward the rear further away from the property, and our addition would extend toward the rear. We've actually truncated it a bit because our transition space here we made two stories so that we're able to have our adjoining roof lines, as you will see in the renderings. So we actually shrunk the square footage of this so that we are compliant with the gross floor area as well.

MS. UHLE: Excuse me, Sid, could I just ask you a quick question? Near the fireplace though, is that proposed to be sort of a patio area or is that grass or is that building?

MR. SCHLOMANN: This?

MS. UHLE: No. Where the proposed fireplace is.

MR. SCHLOMANN: This is an existing patio.

MS. UHLE: Okay. So that's going to remain?

MR. SCHLOMANN: There's actually an existing two story structure that's cantilevered and we're just filling it in underneath.

MS. UHLE: Okay.

MR. SCHLOMANN: And that's an existing patio. This here is 36 Orchard, just to show that there are some rather large houses on the street. There's a mixture of houses. This one is actually, you know, kind of bulky, down the street, across the street.

So really the front elevation will basically stay unchanged. You could see from the angle here that the addition is toward the rear, and this transition area here will have the new, higher roof, which will then bridge the addition and the existing home along with similar details of colors of the gable, siding, continuing the white windows and the gray siding and the same roof shingles.

Aesthetically, it kind of blends better. Another thing we had done is -- the front door is the front door and that stays.

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2 then the dining room, and then a new roof line
3 here mimicking the colors, and some details of
4 the existing.
5 THE CHAIRPERSON: Is that the rear
6 elevation right there?
7 MR. SCHLOMANN: This is the rear
8 elevation looking through the garage. There's
9 going to be a detached garage further to the
10 rear.
11 THE CHAIRPERSON: I noticed there were
12 no windows on that first floor there. It
13 seemed on the plans that they may have been
14 there and then they disappeared.
15 MR. SCHLOMANN: Here there are none
16 because that's where the garage is going to be
17 and the driveway for an extra car. So we chose
18 to put windows toward the side yards and not to
19 the rear.
20 THE CHAIRPERSON: So then the garage
21 is not on the plan?
22 MR. SCHLOMANN: The garage is on the
23 plan. Not on that plan. I have separate
24 elevations for the garage itself.
25 THE CHAIRPERSON: Here it is back here
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2 there's glass on that way, you could see the
3 driveway. So if anybody comes, they're coming
4 to the front door or they're coming in the
5 driveway and then coming here. So this wall is
6 all glass, this wall is all glass. The only
7 thing here, we would not be able to see the
8 side of the garage.
9 THE CHAIRPERSON: Okay. Where you
10 have the doors, the two French doors are
11 opposite either other; right?
12 MR. SCHLOMANN: Yes.
13 THE CHAIRPERSON: Then you have
14 windows, like shorter windows on each side. It
15 looks a little -- I don't know -- did you
16 consider maybe doing more like a side light and
17 going to the floor with it?
18 MR. SCHLOMANN: We thought about that.
19 We were looking for places to place like for
20 the dining room, buffet tables and things like
21 that. We have a lot of glass, especially up
22 high, so we thought we would need some sill
23 height, about 32 inches.
24 THE CHAIRPERSON: It just looks kind
25 of weird from the outside. I would almost
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2 ?
3 MS. UHLE: Yes. You will see on the
4 site plan, it's 12 feet from there, but there's
5 an area to park there.
6 THE CHAIRPERSON: 12 feet?
7 MS. UHLE: Yes.
8 THE CHAIRPERSON: It almost looks like
9 it's connected. I know it's not connected.
10 MR. SCHLOMANN: It's not connected.
11 THE CHAIRPERSON: So that created a
12 turnaround in there?
13 MR. SCHLOMANN: It creates a
14 turnaround, it creates a parking space that's
15 kind of concealed, not visible from the street
16 as well, yes.
17 THE CHAIRPERSON: So if you are in the
18 house on the lower level, you kind of can't see
19 if somebody is there, if somebody is coming or
20 anything; right?
21 MR. SCHLOMANN: Can't see in the rear?
22 THE CHAIRPERSON: If you're inside,
23 you --
24 MR. SCHLOMANN: In terms of placing,
25 you know, we're doing TV here and seating so
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2 maybe consider making it a little bit narrower,
3 like two lights wide, and then going to the
4 floor. Would that solve both the issues maybe?
5 MR. SCHLOMANN: We could that.
6 THE CHAIRPERSON: It will give you a
7 little bit more in terms of wall space but not
8 look like flag lots around the windows kind of.
9 MR. LUCA: I think your French doors
10 need some divided light in them. You're not
11 showing divided lights in the French doors.
12 MR. SCHLOMANN: French doors are
13 divided light; is that what you're saying?
14 MR. LUCA: They're not shown that way
15 in the elevations. That might be throwing it
16 off too.
17 MS. UHLE: I thought they were
18 sliders.
19 MR. SCHLOMANN: These actually do show
20 it. Everything will have divided lights, yes.
21 MR. LUCA: I have another question.
22 MR. SCHLOMANN: Yes.
23 MR. LUCA: Is the whole entire home
24 being re-sided, the existing home as well?
25 MR. SCHLOMANN: No. It's staying.
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We're matching it. There are some jogs in it, so those will be the transition points. We're trying to avoid that expense.

MR. LUCA: The scallops, they exist on the existing home?

MR. SCHLOMANN: Yes.

MR. LUCA: And you're going to mimic that?

MR. SCHLOMANN: We're going to mimic that. I don't know if it will be the exact color.

MR. LUCA: One thing I would do is, in the new addition you see how your scallops go to the head of the window, raise it so it matches the existing home. Have another foot.

MR. SCHLOMANN: We played with that quite a bit because this roof is actually higher than this one, so we took the white line, carried it straight across.

MR. LUCA: You're not going to notice that. In a drawing you will, but that, because it's sitting on the head of the window and the other ones are not, that's more noticeable.

MR. SCHLOMANN: We could do that.

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MR. LUCA: Are the ovals existing too?

MR. SCHLOMANN: This is existing and this is new.

MR. LUCA: Lastly, on the garage, I would do the scallop detail as well.

MR. SCHLOMANN: Across there, yes.

MR. LUCA: As well as the as the front.

I'm not sure if you're doing it on the front.

MR. SCHLOMANN: We could do both, yes.

We're happy to do that, this way it will tie it all in together.

MR. LUCA: Lastly -- maybe it's a mistake -- the one window to the far left has no shutters on it.

MR. SCHLOMANN: I think that's the way it is.

MR. LUCA: I would add shutters to that.

MR. SCHLOMANN: I don't know if there's room on the left side to have one. I think that's why they're not symmetrical. I don't know if there's room on the left. Let me see the photographs of the house. You can see it's tight. Not enough room.

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MR. SCHLOMANN: That makes sense.
MR. GARCIA-BOU: In the other
elevation where I see -- your right elevation
you got those six windows, I would just try to
line up all the windows, line up them up
together.
MR. SCHLOMANN: These six?
MR. GARCIA-BOU: Yes.
MR. SCHLOMANN: Well, they're lining
up vertically.
MR. GARCIA-BOU: I'm talking about
vertically.
MR. SCHLOMANN: Yes, they are lined
up.
MR. GARCIA-BOU: No.
MR. SCHLOMANN: In plan they're lined
up.
THE CHAIRPERSON: Since they are new;
right?
MR. GARCIA-BOU: The sun room that you
have with the sunlight coming through, it was a
good idea to do that.
THE CHAIRPERSON: Also, I drove by the
site today and there was some digging going on;
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what's that about?
MR. SCHLOMANN: That is the engineer
testing the water for the storm water plan.
That would be sent to engineering. We didn't
start the project yet.
THE CHAIRPERSON: I kind of figure it
was maybe something like that, but I had to ask.
MR. SCHLOMANN: Okay.
THE CHAIRPERSON: I'm not sure at this
point where we came to for the doors on that
area. I know definitely for sure having the
divided lights.
MR. SCHLOMANN: Definitely divided
lights.
THE CHAIRPERSON: So are you doing
side lights or making the doors bigger?
MR. SCHLOMANN: I think I would prefer
do to taller side lights.
THE CHAIRPERSON: Maybe just two --
MR. SCHLOMANN: And narrower.
THE CHAIRPERSON: Taller and narrower.
I think that would balance it.
MR. LUCA: I just think that because
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THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Are there any other suggestions or comments from the board?

MS. UHLE: I was just going to say I do think that the changes you made, it definitely now reads much more like a single family home than sort of two homes that are joined by a breezeway. I thank you for doing that.

MR. SCHLOMANN: We appreciate the comments from the board and we tried to address them.

THE CHAIRPERSON: I think it does. I think Silvio’s recommendation as well will help.

MS. UHLE: Do you want me to go over what the comments were?

THE CHAIRPERSON: Yes, please.

MS. UHLE: These things they are recommending you do when you go to the Planning Board.

We discussed the French doors, which is sounds like what you're going to do is show

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The divided lights, and it sounds like possibly have taller and narrower side lights. I know, Silvio, you weren't as concerned about the shorter. I guess it's what you and your client feel most comfortable with. Definitely the divided lights in the French doors. Again, you had said all of the new windows and doors are going to have divided lights. Also, to raise the scalloped area in the gables so that they're above the windows. Add the scallop to the gables in the garage both front and back.

Actually, that was it.

MR. SCHLOMANN: Align the six windows.

MS. UHLE: Yes, sorry. Thank you. I had that here too. Align the windows on that elevation.

THE CHAIRPERSON: Re-draw that one window in there more like what it is.

MR. SCHLOMANN: Fair enough.

THE CHAIRPERSON: Did you have materials with you?

MR. SCHLOMANN: We just have the siding and the roof. It's basically a vinyl siding gray color to match, and roof shingles

DINA M. MORGAN, REPORTER
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 5th day of June, 2019.

DINA M. MORGAN
Court Reporter

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