

TOWN CLERK X
EASTCHESTER, N.Y.

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
MAY 2, 2019

HELD AT: Eastchester Town Hall
40 Mill 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
- Jay King, Building Inspector

TOWN OF EASTCHESTER
Building and Planning Department
Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353
JUN 06 2019

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1 EASTCHESTER ARB - 5/2/19
2 THE CHAIRPERSON: Come. Sorry.
3 MR. SCHLOMANN: Sid Schломann,
4 architect on behalf of the owners. This is our
5 second time before the board. Last time, we
6 touched upon some zoning items, which included
7 that there's an existing detached garage that's
8 actually hugging the property line, so it's
9 non-conforming and we are proposing to remove
10 it. So everything we will be proposing will be
11 zoning complaint, so we won't be seeking any
12 zoning variances.

13 We talked about the design of the
14 house last time, and there were some comments
15 about how the house is segmented. So what
16 we've taken the opportunity to do is to rework
17 the roof lines, rework the interior flow that
18 we feel addressed a lot of this issues that
19 came up last time.

20 I'll just go back and just go through
21 the context of the entire project. So this is
22 the site here you could see in yellow, and the
23 actual next door house here is actually almost
24 like a flag lot. So there's a 15 foot buffer
25 between our house and the neighbor to the east,

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

(Whereupon the Pledge of Allegiance was said.)

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

11 MS. UHLE: Sure. Carlos Garcia-Bou.

12 MR. GARCIA-BOU: Here.

13 MS. UHLE: Laura Raffiani.

14 THE CHAIRPERSON: Here.

15 MS. UHLE: Silvio Luca.

16 MR. LUCA: Here.

17 MS. UHLE: Enda McIntyre and Jennifer
18 Nemecek are not able to make the meeting this
19 evening.

20 THE CHAIRPERSON: Welcome. There's
21 only one application this evening, Application
22 19-04 for 51 Orchard Street. Please come and
23 present.

24 MS. UHLE: Laura, are you ready for
25 him?

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2 and then there's a buffer to the neighbor to
3 the west. This is all on Orchard Street.

4 These are some photos of the existing
5 house taken from all angles. So you can see
6 it's black roof, gray siding with a white
7 detail here on the eave.

8 On the gable -- this is a Google Earth
9 shot of the mass of the site, and you could see
10 the existing house is here, the driveway here
11 you could see with the car, and there's a big,
12 green buffer area between this residence and
13 the closest one here, and here's the side yard
14 lawn to the house to the west. Our proposed
15 addition will be to go towards the rear of the
16 house, maintaining this buffer, in fact,
17 increasing the buffer by removing the
18 non-compliant garage here. This is a photo
19 from the street to the closest neighbor.

20 So this is the driveway of 51 Orchard,
21 this is a green screening buffer, this is the
22 flag portion of the lot from the neighboring
23 street, and then the nearest residence is over
24 here. So just within context so you could see
25 the existing conditions.

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

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

19 MR. SCHLOMANN: This?

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

22 MR. SCHLOMANN: This is an existing
23 patio.

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

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

6 MS. UHLE: Okay.

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

13 So really the front elevation will
14 basically stay unchanged. You could see from
15 the angle here that the addition is toward the
16 rear, and this transition area here will have
17 the new, higher roof, which will then bridge
18 the addition and the existing home along with
19 similar details of colors of the gable, siding,
20 continuing the white windows and the gray
21 siding and the same roof shingles.
22 Aesthetically, it kind of blends better.

23 Another thing we had done is -- the
24 front door is the front door and that stays.
25

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1 Anybody that parks on the street and is coming
2 to the house will use the front door. We have
3 created a side door for the driveway, which
4 transitions right into the -- we're calling it
5 a sun room/dining room. It's a nice, big glass
6 area. Let me just turn these over. So the
7 driveway here along the east will now have an
8 opportunity to enter into here. This is a nice
9 glass two story ceiling height. So the layout
10 basically works in terms of keeping everything
11 open. Stairs up to the new addition. The
12 reason the elevation is slightly higher is
13 because we're going to have a full basement
14 underneath. So we have a few steps up to the
15 addition, a big family room. So the addition
16 really starts kind of here over towards the
17 rear. Previously, we had proposed a porch on
18 the side which read like a front door. We
19 removed that. We feel this is subtle, it's set
20 back, the door is set back. It's not
21 overwhelming onto any of the neighbors.

22 THE CHAIRPERSON: On that sheet that
23 you gave us, these elevations you have the
24 street elevation, and then the other two are

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1 both the same side, they're both the left
2 elevation?

3 MR. SCHLOMANN: Yes. One from the
4 front and one from the left so you could see it
5 going towards the rear, correct.

6 THE CHAIRPERSON: Right, but we don't
7 see anything from --

8 MR. SCHLOMANN: The driveway is like 8
9 feet, so it's not a real view. We do have the
10 elevation, right side elevation. We don't have
11 it in the rendering because it wasn't like a
12 real perspective view. There's no way to see
13 the whole house from that angle.

14 THE CHAIRPERSON: I know, but you did
15 it before. This was helpful. Now we don't
16 have it.

17 MR. SCHLOMANN: It's almost like we
18 were standing --

19 THE CHAIRPERSON: I know it's
20 unrealistic in a sense, but at least you get an
21 idea of what it looks like.

22 MR. SCHLOMANN: I understand, yes.
23 Hopefully, from the elevation you can get an
24 understanding. This is the existing house, and
25

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1 then the dining room, and then a new roof line
2 here mimicking the colors, and some details of
3 the existing.

4 THE CHAIRPERSON: Is that the rear
5 elevation right there?

6 MR. SCHLOMANN: This is the rear
7 elevation looking through the garage. There's
8 going to be a detached garage further to the
9 rear.

10 THE CHAIRPERSON: I noticed there were
11 no windows on that first floor there. It
12 seemed on the plans that they may have been
13 there and then they disappeared.

14 MR. SCHLOMANN: Here there are none
15 because that's where the garage is going to be
16 and the driveway for an extra car. So we chose
17 to put windows toward the side yards and not to
18 the rear.

19 THE CHAIRPERSON: So then the garage
20 is not on the plan?

21 MR. SCHLOMANN: The garage is on the
22 plan. Not on that plan. I have separate
23 elevations for the garage itself.

24 THE CHAIRPERSON: Here it is back here
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1 ?
2 MS. UHLE: Yes. You will see on the
3 site plan, it's 12 feet from there, but there's
4 an area to park there.

5 THE CHAIRPERSON: 12 feet?

6 MS. UHLE: Yes.

7 THE CHAIRPERSON: It almost looks like
8 it's connected. I know it's not connected.

9 MR. SCHLOMANN: It's not connected.

10 THE CHAIRPERSON: So that created a
11 turnaround in there?

12 MR. SCHLOMANN: It creates a
13 turnaround, it creates a parking space that's
14 kind of concealed, not visible from the street
15 as well, yes.

16 THE CHAIRPERSON: So if you are in the
17 house on the lower level, you kind of can't see
18 if somebody is there, if somebody is coming or
19 anything; right?

20 MR. SCHLOMANN: Can't see in the rear?

21 THE CHAIRPERSON: If you're inside,
22 you --

23 MR. SCHLOMANN: In terms of placing,
24 you know, we're doing TV here and seating so
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1 there's glass on that way, you could see the
2 driveway. So if anybody comes, they're coming
3 to the front door or they're coming in the
4 driveway and then coming here. So this wall is
5 all glass, this wall is all glass. The only
6 thing here, we would not be able to see the
7 side of the garage.

8 THE CHAIRPERSON: Okay. Where you
9 have the doors, the two French doors are
10 opposite either other; right?

11 MR. SCHLOMANN: Yes.

12 THE CHAIRPERSON: Then you have
13 windows, like shorter windows on each side. It
14 looks a little -- I don't know -- did you
15 consider maybe doing more like a side light and
16 going to the floor with it?

17 MR. SCHLOMANN: We thought about that.
18 We were looking for places to place like for
19 the dining room, buffet tables and things like
20 that. We have a lot of glass, especially up
21 high, so we thought we would need some sill
22 height, about 32 inches.

23 THE CHAIRPERSON: It just looks kind
24 of weird from the outside. I would almost
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1 maybe consider making it a little bit narrower,
2 like two lights wide, and then going to the
3 floor. Would that solve both the issues maybe?

4 MR. SCHLOMANN: We could that.

5 THE CHAIRPERSON: It will give you a
6 little bit more in terms of wall space but not
7 look like flag lots around the windows kind of.

8 MR. LUCA: I think your French doors
9 need some divided light in them. You're not
10 showing divided lights in the French doors.

11 MR. SCHLOMANN: French doors are
12 divided light; is that what you're saying?

13 MR. LUCA: They're not shown that way
14 in the elevations. That might be throwing it
15 off too.

16 MS. UHLE: I thought they were
17 sliders.

18 MR. SCHLOMANN: These actually do show
19 it. Everything will have divided lights, yes.

20 MR. LUCA: I have another question.

21 MR. SCHLOMANN: Yes.

22 MR. LUCA: Is the whole entire home
23 being re-sided, the existing home as well?

24 MR. SCHLOMANN: No. It's staying.
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1 We're matching it. There are some jogs in it,
2 so those will be the transition points. We're
3 trying to avoid that expense.

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

6 MR. SCHLOMANN: Yes.

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

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

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

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

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

24 MR. SCHLOMANN: We could do that.

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1 MR. LUCA: Are the ovals existing too?

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

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

6 MR. SCHLOMANN: Across there, yes.

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

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

9 MR. SCHLOMANN: We could do both, yes.
10 We're happy to do that, this way it will tie it
11 all in together.

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

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

17 MR. LUCA: I would add shutters to
18 that.

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

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1 MR. GARCIA-BOU: If you go back on the
2 sun room, dining room area, the size of the
3 French doors, what size are those?

4 MR. SCHLOMANN: They are 6 feet by
5 80 inches.

6 MR. GARCIA-BOU: In my opinion -- I
7 mean, I know you're trying to bring light into
8 that room in regards to putting those two
9 windows next to those things. You are bringing
10 light from the windows above, so you're going
11 to have a lot of light in there. Either get
12 rid of those and make bigger French doors, and
13 I would get rid of that and you don't have
14 those two windows on the side, which is
15 actually making the whole elevation --

16 MR. SCHLOMANN: We definitely don't
17 want it to be top heavy, so we could consider
18 making the doors wider.

19 MR. GARCIA-BOU: Right. If you get
20 rid of it on both sides, you could do the same
21 thing.

22 MR. SCHLOMANN: Would you consider
23 that?

24 MR. GARCIA-BOU: I mean, that's just

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1 my opinion. I know you're bringing light into
2 the space. You are having more light coming in
3 from the top, you're still going to have light,
4 but if you just make the French doors wider, it
5 makes it look more open for you.

6 MS. UHLE: Carlos, I'm sorry, because
7 there was a little side discussion going, could
8 you just summarize what you said? Sorry about
9 that.

10 MR. GARCIA-BOU: In the sun room,
11 dining room area that we were talking about
12 before, the elevation we were talking about
13 with those two French doors where those two
14 windows are, I was suggesting get rid of those
15 and make the French door wider, that way they
16 can get more light in there and that way you
17 don't have those two side lights on there.

18 MR. SCHLOMANN: Or have four equal
19 panels of 30 inches down to the floor and then
20 we would rearrange furniture. I think it's
21 reading poorly too because the divided lights
22 are not in there.

23 MR. GARCIA-BOU: That's just my
24 opinion.

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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 to do 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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on the drawn elevation the divided light is not there, it's throwing it off. I don't mind the way it is.

MS. UHLE: It does read -- although there's a shrub in the way -- it reads better in the 3D design. Again, adding the divided lights makes a big difference in the overall appearance.

THE CHAIRPERSON: This one is another door, right, another French door?

MR. SCHLOMANN: On the other side, yes, to the yard. That would have the divided light, and that's exactly opposite the French doors.

MS. UHLE: She's talking about at the rear elevation.

THE CHAIRPERSON: On the left elevation, the most left set of doors.

MR. SCHLOMANN: That will have divided light, yes. Everything new will have divided light, correct.

THE CHAIRPERSON: I think that your rendering of that window that's on the far left of the front elevation of the existing, that

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window is really like half the size.

MR. SCHLOMANN: It's narrower.

THE CHAIRPERSON: It's narrower.

MR. SCHLOMANN: Than the real situation, yes.

THE CHAIRPERSON: If you could fix that.

MR. SCHLOMANN: As an existing condition, yes.

THE CHAIRPERSON: Yes. Maybe we can make a motion to open the public hearing.

MS. UHLE: Sure.

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

MR. GARCIA-BOU: Second.

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

THE CHAIRPERSON: Anybody here want to comment?

(No comments.)

THE CHAIRPERSON: So I would like to make a motion to close the public hearing.

MR. GARCIA-BOU: Second.

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 2 THE CHAIRPERSON: All in favor.
 3 (All aye.)
 4 THE CHAIRPERSON: Are there any other
 5 suggestions or comments from the board?
 6 MS. UHLE: I was just going to say I
 7 do think that the changes you made, it
 8 definitely now reads much more like a single
 9 family home than sort of two homes that are
 10 joined by a breezeway. I thank you for doing
 11 that.
 12 MR. SCHLOMANN: We appreciate the
 13 comments from the board and we tried to address
 14 them.
 15 THE CHAIRPERSON: I think it does. I
 16 think Silvio's recommendation as well will
 17 help.
 18 MS. UHLE: Do you want me to go over
 19 what the comments were?
 20 THE CHAIRPERSON: Yes, please.
 21 MS. UHLE: These are things they are
 22 recommending you do when you go to the Planning
 23 Board.
 24 We discussed the French doors, which
 25 is sounds like what you're going to do is show

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 2 the divided lights, and it sounds like possibly
 3 have taller and narrower side lights. I know,
 4 Silvio, you weren't as concerned about the
 5 shorter. I guess it's what you and your client
 6 feel most comfortable with. Definitely the
 7 divided lights in the French doors. Again, you
 8 had said all of the new windows and doors are
 9 going to have divided lights. Also, to raise
 10 the scalloped area in the gables so that
 11 they're above the windows. Add the scallop to
 12 the gables in the garage both front and back.
 13 Actually, that was it.
 14 MR. SCHLOMANN: Align the six windows.
 15 MS. UHLE: Yes, sorry. Thank you. I
 16 had that here too. Align the windows on that
 17 elevation.
 18 THE CHAIRPERSON: Re-draw that one
 19 window in there more like what it is.
 20 MR. SCHLOMANN: Fair enough.
 21 THE CHAIRPERSON: Did you have
 22 materials with you?
 23 MR. SCHLOMANN: We just have the
 24 siding and the roof. It's basically a vinyl
 25 siding gray color to match, and roof shingles

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 2 are charcoal architectural shingles to match.
 3 The existing will stay.
 4 MR. LUCA: Same exposure and all that
 5 is the same?
 6 MR. SCHLOMANN: Yes, four and a half,
 7 five inches.
 8 THE CHAIRPERSON: If you would get the
 9 mic back because we need to hear your comments
 10 at home as well.
 11 So the color of the siding is the
 12 same?
 13 MR. SCHLOMANN: The color of the
 14 siding is the same as the existing gray. The
 15 color of the shingles is a charcoal gray to the
 16 match the existing. I think it's a Timberline
 17 manufacturer. The same tabs and the same
 18 exposure on the siding and shingles.
 19 THE CHAIRPERSON: Questions, comments?
 20 Are you ready to send this along? Okay.
 21 We appreciate the changes that you
 22 made, and I think that it looks now more
 23 cohesive and kind of fits with what can be done
 24 there. I appreciate the effort.
 25 I would like to make a motion to send

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 2 Application 19-04 along to the Planning Board
 3 with a recommendation of approval with the
 4 aforementioned conditions.
 5 MR. GARCIA-BOU: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)
 8 THE CHAIRPERSON: Thank you very much.
 9 MS. UHLE: Thank you.
 10 THE CHAIRPERSON: I would like to make
 11 a motion to close the ARB meeting for May 2nd.
 12 MR. GARCIA-BOU: Second.
 13 THE CHAIRPERSON: All in favor.
 14 (All aye.)
 15 THE CHAIRPERSON: Thank you and good
 16 night.
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1 EASTCHESTER ARB - 5/2/19
2 CERTIFICATION
3

4 STATE OF NEW YORK)
5) Ss.

6 COUNTY OF WESTCHESTER)

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

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

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 5th day of June, 2019.

22
23 
24 DINA M. MORGAN
25 Court Reporter

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3 CORRECTION SHEET
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