EASTCHESTER ARB - 5/3/16

THE CHAIRPERSON: Good evening, everyone, and welcome to the May 3rd, 2018 Architectural Review Board meeting.

M.S. UHLE: Rise for the Pledge of Allegiance.

THE CHAIRPERSON: Rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: First up this evening -- actually, roll call, I'm sorry.

M.S. UHLE: I could do that if you want. Carlos Garcia Bou.

M.R. GARCIA-BOU: Here.

M.S. UHLE: Enda McIntyre.

M.R. MCINTYRE: Here.

M.S. UHLE: Laura Raffinio.

THE CHAIRPERSON: Here.

M.S. UHLE: Jennifer Nemecak and Silvio Luca are not able to attend this evening.

THE CHAIRPERSON: I don't think we have the right people to approve the minutes.

M.S. UHLE: That's correct. So we'll just go on to the first item.

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series of pavilions, a series of interconnected pavilions to kind of break down the scale of the building.

So for us the design intent was to create a very quiet and elegant facade expression at the end of Lake Shore Drive. So if you look at this site plan right here, this is Lake Shore Drive. The site is at the base right there, which is overlooking Lake Isle, and our site, this dotted line represents the property line, the extent of the lot. Because it's at the end of this cul-de-sac, for us we felt that the street view was very, very important. So as you can see on this top rendering right here, the idea was to create a very quiet and elegant expression so that, one, it would not be ostentatious as people are driving down the street, but, two, it would act as almost like a canvas or backdrop to a lot of the really beautiful existing trees that are on the site. We do have Richard Quigley here, who is the landscape architect, and he'll go over the landscaping a little bit later on in the presentation, as well as some of the new material.

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plannings that will populate the front of the building to kind of give a soften edge along the property line.

So for the materials on the building, we were looking at precedence throughout the neighborhood. So the things that we started to identify in the neighborhood are buildings that had a more modern aesthetic. So you see one here, which is at 62 Lake Shore Drive, and there also are a few other modern buildings that we looked at in very close proximity, one, 91 Lake Shore Drive, as well as at 82 Lake Shore Drive. So we really were looking at the clean aesthetic of those buildings, the flat roofs, that modern aesthetic. One of the things that we also looked at in the neighborhood was different kinds of materials or material expressions in the neighborhood. So one of the things we started to pick up on was the use of lap siding that we see throughout the neighborhood. Some of the examples for that would be at 38 Lake Shore Drive, 69 Lake Shore Drive, as well as 74 Lake Shore Drive.

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then what it also does is from the view from
the lake it kind of breaks down the scale of
the building. Rather than being one monolithic
facade, it breaks down that scale a little bit
so that the building nestles in the landscape a
little bit better. As you can see in this
model and also in this rendering right here,
two of these pavilion boxes are that lap siding
that we talked about, but then we have one
special pavilion, which is this one right here,
and you could see it in this building right
here. This one does contain more of the
public spaces of the house, the living room,
the dining room where everybody really gathers
in the home, and that's expressed in larger
depths of glass, but then to again add some
texture to the architectural design as well as
to give some depth to the building, we are
proposing a series of sliding panels or sliding
screens somewhat like reminiscent of shutters
that you find on residential homes. Those
shutters have a slatted pattern, which you
could see here in the model, and those are all
movable. So they can be moved and positioned.

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balanced it with a grouping of multi stem
birches, white bark, that silhouette very
nicely against the house, give interest all
seasons of the year. The other thing was to
create a soft approach of levels of different
grasses as you flow into the property itself.
We were also able to integrate a couple of very
nice Japanese maples, which are located here,
and integrated it a way of identifying the
house with the house number, etcetera, in a
very natural way.

In the rear of the property, we've
created -- we have a really nice row of
existing red maples that are right up against
the shoreline bulkhead, and we created a
vegetated buffer, which is a good thing to do
because when you have runoff or anything like
that, before anything enters into the lake, it
goes to this vegetated buffer of different
plant materials, ground cover, shrubs, and
things like that, things that are water
tolerant, and creates that undulating edge,
which I could show you on the plan.

So as I was saying, we have two very,

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very nice trees that we're saving on this side,
we another existing river birch here, we're
putting our cluster of the white birches in
here, we have our two Japanese maples, we're
doing a very ambitious screening of the
property next door so there's good privacy, and
we're making a real considered effort to save
some of the mature trees on the site, which
there are some very, very big oaks, maples in
the range of 30 inches in caliber, very, very
important for the scale, and then infilling
with evergreens, again, out of the respect for
the neighbors, privacy, and keeping it in a
rather loose approach. So again, the vegetated
buffer along the edge, screening, carrying
through a grouping of birches in this area as
well to have some continuity and unity in some
of the plant material. Some of the things
along here are existing in terms of some very,
very mature, high cedar hedges, and then again
placing other plant material in those openings
and gaps so that we have a real strong
separation between there and the property.

That's pretty much it. Thank you.

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THE CHAIRPERSON: Could you bring up the materials again?

MS. WONG: Yes, absolutely. I did not present every single material that's on the board. We could go through each one of them. If you want to know where they're located on the building, I could point them out on the rendering.

THE CHAIRPERSON: This is the front door?

MS. WONG: That's the front door, the Corten steel. Then the upper left of the board we have different painted materials. So if you look at kind of the white matt Kynar finish of the aluminum and also the silver Kynar finish, we are proposing the silver with the slight sheen on it for all of the lap siding, and then for the sliding shutters that's what we're looking at for the matt white. So it kind of just has a little more distinction from the other pavilions on the site.

MR. MCINTYRE: Those back panels, it's almost sort of aluminum panels with sort of a cut out?

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MS. WONG: Exactly. Exactly. And it's kind of with different patterns, so from the inside you get different views. Some are from larger openings, some are smaller. From the outside it kind of gives a little bit of depth to the facade.

MR. MCINTYRE: There are sliding doors on the two back levels; correct?

THE CHAIRPERSON: Behind those panels.

MR. MCINTYRE: Behind those panels.

MS. WONG: So these panels, there are enough panels so that you could actually close the complete entire pavilion exterior, although we don't envision them always being closed. I think we envision them mostly being slid open. We really love this idea of having the sliding panels and seeing two sliding panels behind another one. It just kind of added that richness to the architecture, which we thought was important.

MR. MCINTYRE: How do you move those panels other than when the doors are open?

MS. WONG: So they are moved when the doors are -- so for the lower level obviously.

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when the garage door is closed, you kind of have this very clean really nice textured material that's continuous along the front of the building. That's the material that's on the upper right.

MR. GARCIA-BOU: Which is the garage door?

MS. WONG: The material is on the upper right. That one, correct. The one that's in the middle, I did not mention it, but we do have an outdoor deck area that's located here, and on the model it's like located right here, and that material is what we're proposing both for the floor deck as well as the wall panel. It's a composite wood and plastic material that has a lot of environmental sustainable properties to it, and it's pretty much maintenance free. It's UV stable, so it will last that color for the life of the product.

MR. MCINTYRE: Can you spin the model so we could kind of see the front?

MS. WONG: Of course. I know, you're seeing voids in our site model. So from the

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front of the building -- actually, I will bring up this elevation right here -- these are our two neighbors. So this is 60 Lake Shore Drive and this is 58 Lake Shore Drive. They're both a one story building. Our one story expression on the front facade is kind of along the scale of our two adjacent neighbors. Because our site does slope so dramatically, there is a 15 foot difference between the street level and grade. Where we have to take our average grade and do our maximum height, we're pretty close to the maximum height of your primary eave.

MR. MCINTYRE: I'm familiar with the site. I think, you know, there's something very interesting with, you know, the front facade that, you know, it's almost -- you know, it disappears. I think if you can replicate the landscaping that's proposed, you know, in that rendering, then I think that's going to be really, really nice.

MS. WONG: The good thing is that these two trees -- we took a photograph of the site and we basically photoshopped our building in behind it, so that's what is on site and

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we're preserving that during construction. So we're really lucky to have these really beautiful specimens on site, and then there are large trees that are kind of right here that are a little bit off the rendering. What Richard has been proposing is to add more trees, river birches, to, again, create that beautiful landscape screen in front of the building, and the building kind of is quietly behind it to kind of let the landscaping be the feature.

THE CHAIRPERSON: These two samples here of the pavers are like -- the darker line is just this dark gray in between?

MS. WONG: Yes. Yes. So that is for the driveway area, and we wanted to also make sure since driveways they are a little bit large on the front of every home, we wanted to also give it a little bit of scale. So instead of just doing like one monolithic concrete driveway, we're proposing to do pavers kind of in a tile pattern, and then breaking down the scale by periodically putting the darker paving material in between.

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In terms was exterior lighting, what you're seeing in this rendering are exterior lights that shine down so they will be dark sky approved. You're not going to get light pollution, but it's adding a little bit of visual lightness onto that driveway when it goes to be dusk or in the evening. We also are proposing a series of landscape lights to kind of highlight -- to shine on some of the trees, and all of those will be controlled by an astronomical time clock to make sure they turn off at like let's say 11 PM.

MR. MCINTYRE: And the railings you're proposing on the upper floor --

MS. WONG: This one right here?

MR. MCINTYRE: Yes.

MS. WONG: So those railings -- whereas these guardrails we're trying to make disappear because that kind of looks like a glass box so we're proposing glass railings here, along here, again, to try to bring scale to it and also to work with the horizontal expression of our lap side, we're proposing aluminum bar in a horizontal pattern, a pretty
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tight horizontal pattern to kind of work with
the color of the decking material.

MR. GARCIA-BOU: Is the railing on the
shoreline new or existing on there?

MS. WONG: This railing is existing
and we're proposing to keep the existing rail
there. I think the top rail is a wood
rail and because we kind of want it to
disappear a little bit, and again, let the
landscape along the shoreline really be the
feature, we're proposing to paint that top rail
black, the same color as the existing vertical
rail, so that it kinds of recedes visually.

THE CHAIRPERSON: I would like to make
a motion to open up Application 18-14, 58 Lake
Shore Drive, for a public hearing. All in
favor.

MR. GARCIA-BOU: Second.
(All aye.)

THE CHAIRPERSON: Is there anybody
here in the audience who would like to speak?
(No comments.)

THE CHAIRPERSON: So then -- well,
we'll close that later. Any other questions or

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have outdoor condensing units. So that screen
acts as both a visual buffer but it also acts a
little bit like an acoustic screen as well. We
have a series of condensing units that are wall
mounted on the building, and then this is also
where we're going to be storing our trash cans
so they're not visible from the street view.

We are proposing also an emergency generator.
This pad right here, that indicates the actual
footprint size of that emergency generator, and
we are proposing some landscaping here that
screens that from view from the street, and
then we also do have one smaller condenser unit
right here that is for the larger load for the
indoor pool.

That's the extent, I think, of the
exterior mechanical equipment.

MR. MCINTYRE: What about pool
filtration and, you know, a heater; is that
inside or is that outside?

MS. WONG: Right now we are proposing
the filtration system in this location right
here. There was an outdoor pool that we are
eliminating, and this is actually where we are

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proposing our storm water retention field.
There was equipment, pool equipment, out here
that serviced that, so we're looking at
utilizing that same area also for the pool
filtration equipment.

In terms of the fence that's along the
property line, there is an existing fence here
as well as here that is -- it's a chain link
fence, and we're proposing to replace that with
a tighter weave of a chain link fence that's
actually vinyl coated in black. So, again,
when it's black, visually it disappears behind
the trees. As Richard was saying, there are a
lot of very mature trees along here. There are
some trees and hedges here that we are going to
put a little bit more of so that that fence
that's along the property line, again,
disappears through the trees.

THE CHAIRPERSON: I know you said
before about the lighting of the driveway, but
the lighting of the doorway you said was from
above; yes?

MS. WONG: So in plan this is the
outline of the canopy, and then when we're

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looking on the rendering, you could see that's
the Corten steel door, this is the canopy right
there, and we're proposing to recess lights in
the canopy so that it's shining light down on
the porch area.

THE CHAIRPERSON: What other, if any,
exterior lighting is there coming from the
building?

MS. WONG: So on this site plan, we
are indicating, if you can see, these little
black triangles. In the packet that you have,
we actually have a light fixture schedule
that -- I have to look see what sheet number
it's on -- it does list the lights that we are
proposing. I also think in your packet are cut
sheets of the various fixtures. So a lot of
the fixtures really are about hiding them
visually inside the lower level landscaping and
that kind of shines up on a few of the more
special trees. So again, the feature really is
the landscaping on the building, surrounding
the building. As you can see here, these
lights are for that tree and you could see a
whole series of lights for each of the

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as visible from the street, and then this one I
don't think will be that visible because it's
kind of further back on the building. Same
thing with this one.

MR. MCINTYRE: Are they gas fired or
are they solid fuel?

MS. WONG: So two of them we're
looking at gas fired and one of them we're
looking at as being wood burning.

MR. GARCIA-BOU: What kind of coping
are you putting on those parapets?

MS. WONG: Because we also are
proposing like the aluminum siding on the
building, we would do our flashing as minimal
as possible and paint it the same color as our
aluminum panel siding so that it kind of
disappears. We're really trying to keep the
cleanliness and the purity of the expression of
those pavilions.

THE CHAIRPERSON: Anymore questions,
guys?

MR. MCINTYRE: Do we need to close the
public hearing?

THE CHAIRPERSON: Yes.

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larger specimen trees.

MR. MCINTYRE: I see a fireplace flue
indicated on the roof plan. Is that going to
be visible at all and what’s that going to be
made out of?

MS. WONG: We have three fireplaces
that are in the building. One will be in the
center of the living room, one will be in the
master bedroom, and then we also are proposing
one in the kitchen/dining room because the
kitchen/dining room is actually a very special
place. The owner of the building loves to have
people over and kind of do family style meals,
so that's kind of a very special place in the
house. So in terms of the chimney flues, we're
going to keep it at whatever the minimum is for
what's permitted by code. So for our parapets,
we are proposing the parapets to be a little
bit higher. Even though it's a flat roof,
we're not having a flat gravel stop edge, we
are proposing parapets, and we tried to locate
the fireplaces -- one is actually here. We
originally looked at it here, but we ended up
moving it here so that that flue would not be

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MR. MCINTYRE: No, I don't think so.

MR. MCINTYRE: All in favor.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: Next up also new business, Application 17-60 for 120 Clarence Road.

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MR. FINELLI: Good evening, Madam Chairwoman, members of the board, Mike Finelli, I'm the architect for the project.

We proposed this project to the Zoning Board back in November. We had a resolution for three variances that we were looking for. We received those in January.

The variances we were looking for was for a front yard setback, 30 is required we proposed 21.7 feet; a side yard of 8 feet is required, we proposed 7.3; and a front porch which we received a variance for 18.7 feet.

The drawing that I'm presenting first here is the house as it exists at 120 Clarence. It's a smallish house. It's 1490 square feet more or less. The owners have three children, there's three bedrooms. The garage is only 9.3 feet wide. So basically the addition came out of living in the house for a few years and they basically outgrew the house.

So what we are proposing, and the reason we are proposing it specifically is for need of the family, the garage on the left-hand side of the existing house will be removed in

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The front entryway is going to be removed. It's an aluminum overhang canopy thing basically. We're going to remove that and we're actually going to widen the foyer slightly. If you look at the existing plan, when you open the door, you're literally 4 feet in, there's a closet, the stairs, a couple of DINA M. MORGAN, REPORTER

So that basically explains the first floor. Now that we're gaining the space of the new garage, we're going to propose a fourth bedroom. So each boy will get a room. They're not massive rooms. We're going to propose a master suite right over the garage, stack the plumbing for the master bathroom directly over the bathroom we're proposing in the back, and it's, again, only 12 and a half feet wide so it's not an ostentatious overly sized bedroom, very much in keeping with what's in town these days.

We're basically proposing 459 new square feet of space and it takes it about 19,943 square feet, again, very much in keeping with what's going on in the town.

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1 I did a quick rendering just to kind
2 of give you an idea of what it will look like
3 and the proposed color schemes. We’re going to
4 keep the existing stone -- sorry about that --
5 which currently resides at the first floor.
6 This is the bumped out portico area. So when
7 we bump this out, we’re going to clad the
8 entire house. The plan is to remove the vinyl
9 siding that’s there. It’s white vinyl siding.
10 They want to do a cement board, a Hardie Board.
11 The rendering shows the blue to be a little
12 more blue than I think the actual material is.
13 It’s probably a bluish gray. So again, it’s
14 very neutral, you see it all over town, it’s
15 nothing to jump out at you. All the trim, the
16 door will all be white as far as coloring, AZEK
17 material. Again, we don’t want any
18 maintenance, we just want to put it up and walk
19 away. The roof is going to be a pewter. It’s
20 a grayish color but more to the darkish gray.
21 Again, the plan is to remove the entire roof
22 and reroof the whole house to tie it all
23 together. Architecturally when we put the
24 garage door in to break up the scale of this
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1 new element we’re putting in here, I proposed a
2 3 foot canopy that basically juts off the
3 house, we’ll put in a couple of colonial
4 brackets. They’re just more for aesthetics
5 than structural, again, just to kind of scale
6 down the addition. I’m going to add shutters
7 to match what’s on the house, Andersen 400
8 series windows. There aren’t any grills in the
9 existing window so we’re not going to go back
10 and put them in.
11 For the most part, it’s a pretty
12 straightforward addition. Nothing over the
13 top. Nothing as elaborate of that last
14 presentation. It was very nice, by the way.
15 Again, simple, clean.
16 MR. MCINTYRE: We hope you have your
17 model.
18 MR. FINELLI: Just very clean and
19 simple.
20 THE CHAIRPERSON: Do you have a swatch
21 on the color, the blue?
22 MR. FINELLI: I do.
23 THE CHAIRPERSON: It looks awfully
24 bright.
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bump out 3 feet and 2 feet?

MR. FINELLI: Umm --

MR. MCINTYRE: Probably not; right?

MR. FINELLI: Yes and no. I would have -- that roof would have sat lower no matter what.

MR. MCINTYRE: Right.

MR. FINELLI: Because to tie it in at some point, I would have had to tie the ridge into that existing roof, whether it be here or whether it be in the back, and at some point I would have ended up with a gable either on the front or the back or both.

MR. MCINTYRE: I'm not sure you would have been able to bump out, and I understand that, you know, space is, you know, at a premium. Just looking at the elevation, if that's the reason you did it and you didn't want it to be this sort of monolithic facade -- which I don't disagree with -- but just looking at it I think you could have extended the roof, but it might not have enabled you to bump out 3 feet and 2 feet, and obviously, that's a big consideration.

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This being the side elevation here, if at some point I were to extend this roof line out, I still would have ended up with those gables on the front and on the back, but I think it just would have added this much more facade material to it. Being that we're already sloping down and there's an exposed foundation, I just think it would have added to --

MR. MCINTYRE: Listen, I got you.

You're the architect.

MR. FINELLI: Sometimes you get to explain these things.

Unless there's any other questions, I really don't have much more.

MR. MCINTYRE: As long as the front door, you know, the top of the ridge and that window is all on the same center line, I think you're good.

MR. FINELLI: I know we had an issue with this with a past client. A house I didn't do, by the way.

MR. MCINTYRE: I think your chimney is off. It's centered on the your drawing but

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looking at the picture I think it's off.

MR. FINELLI: I'll be honest with you, I'm not a hundred percent sure. It could be slightly off to the right, but unfortunately, it's not in the budget to move it. That exists and that's going to remain.

MR. MCINTYRE: They are the sort of things that I look at.

MR. FINELLI: I understand.

MR. MCINTYRE: And I was the person who brought that inch and a half, if it was that, that center line out of alignment. I'm glad you didn't do that.

MR. FINELLI: Had I done it, I probably would have called it out.

MR. MCINTYRE: I think it's very nicely executed. I think it is in keeping. I think it's not over the top in any way, shape, or form.

So everything is white, like all the trim is white, the doors are white?

MR. FINELLI: Yes. Again, we're trying to work with as much as the pallet that is there. I guess what's going to really

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remain is the stone, and that was kind of the driving force. So I wanted to go with not a black roof but a little bit of a lighter colored roof. I think it would be the best to offset the blue, which I showed you the colors for, the black shutters, and keep all the trim very simple and basic white. Just very simple, very traditional. Nothing to write home about.

What we didn't speak about was lighting. The lighting -- my plan is to have all of the lighting recessed in the portico itself and also in that little overhang over the garage doors. So again, not to blind people on Clarence, especially since we're pushing up, you know, onto Clarence with the variances.

THE CHAIRPERSON: I know that you pushed a little bit forward from what you were.

Where do you stand with relationship to the other houses to the left and the right?

MR. FINELLI: We presented it to zoning and we are in line -- we are a little bit forward with the portico but the rest of the house is pretty match in line with the rest

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of the neighborhood.

THE CHAIRPERSON: It really doesn’t
look out of place.

MR. FINELLI: No. We actually found
precedent that sits even further than us a
couple of houses down, so it kind of works in
our favor.

MR. GARCIA-BOU: As far as lighting,
what do you have lighting for the entranceway,
what do you have on that?

MR. FINELLI: As I said, we’re
proposing everything to be recessed in the
portico above, so down lighting. I don’t
foresee them doing any landscape lighting
outside. We’re not going to propose any
because I don’t think they’ll be any.

MR. MCINTYRE: I may have missed this,
Michael. With the exception of the front door,
everything else, all the windows, the siding,
with the exception of the stone, everything
else is all new?

MR. FINELLI: So right now the windows
are all -- the main body of the house,
everything is pretty much the same, we’re just
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going to re-clad the exterior. So we’re going
to put Hardie Board on it, take the vinyl
siding off. Reroofing the main house,
reroofing the addition. The new will basically
just be just the facade of it, the cladding.

MR. MCINTYRE: So the existing windows
in the existing home, all of that is going --

MR. FINELLI: They’ll remain.

MR. MCINTYRE: Oh, okay.

MR. FINELLI: As I said, we don’t have
bars in the existing windows, so we’re not
going to place them in the new.

MR. MCINTYRE: Right.

THE CHAIRPERSON: Are you going to
need any extra mechanicals?

MR. FINELLI: As a matter of fact, we
are not. The system that’s there is oversized.

It wasn’t put in too long ago, from what I’ve
been told by the owners. I know one of the
things that you always ask about is where are
the condensers. They currently reside on the
right-hand side on the downward slope of the
property more towards the back. We’re not
changing them, so we plan on keeping them right
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comments; right?

MS. UHLE: Right.

THE CHAIRPERSON: I would like to make
a motion to move Application 17-60 along to the
Planning Board with a recommendation of
approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. FINELLI: Thank you very much.

Have a good evening.

MR. GARCIA-BOU: Good job.

MR. MCINTYRE: Thank you, Mike.

THE CHAIRPERSON: I would also like to
make a motion to close the ARB meeting for
May 3rd, 2018.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Good night,
everyone.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 5/3/18

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 21st day of May, 2018.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

05/21/2018 03:43:14 PM