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THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting of June 1st, 2017. If you would please, all rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, if you could call the roll.


MR. GARCIA-BOU: Here.

THE CHAIRPERSON: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

Ms. NEMECZ: Here.

MS. UHLE: And Silvio Luca is not able to make it here this evening.

THE CHAIRPERSON: First application -- well, actually, we have some minutes to approve from February and from May. The February, I'm not sure who was there.


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are looking at for the roof. For the siding,
we are proposing HardiePlank in white colors.
All the windows are double hung Andersen also
in the color white. We are proposing a wood
like walnut mahogany door for the front and the
garage doors. We brought some -- let me see if
there is something in the notes.

  The home was designed to comply with
all the zoning regulations for the R-3 zone.
The lot is 8,535 square feet. As I mentioned,
like we are planning to use as the siding the
clad 6 inch exposed HardiePlank off white with
AZEK white trim. We are also proposing some
details in the lower area, the lower part of
the front of the elevation, here, here, a stone
detail. For that we are proposing the use of a
Yonkers stone like in like grayish warm tone.

  The site engineer is Gabriel E. Senna, a
private company, and the landscape architect is
Robert Sherwood. The design for the landscape
specifies a variety of evergreen shrubs and
trees for the property ranging from 2 feet to
8 feet tall. The property slopes from the rear
to the front of the house, which is currently

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terraced with a substantial ledge rock.
For the stone water management system
utilizes on-site retention via shallow dry
wells with overflow to town sewer system.

  So this is like the proposal. The
houses that are pictured here are the
neighbor houses. So we were trying to make
a proposal that will blend with its
surroundings.

  THE CHAIRPERSON: Is it possible for
you to lift that because we're not really
seeing it very well? Just lift it up. I don't
know if -- maybe you can help her to lift it so
that it's still visible by the audience.
16.
That's better. Okay.

  You said something about the landscape
design; is there a rendering of the landscape
design?

MS. TOMISAKI: No. Honestly, this is
the information that I received for the
project. We only have like locations of the
trees, extensions of the existing retention
walls that are already on the sides. Basically
this is going to be the location of the plants

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MS. UHLE: It should say 33 feet.

That's my mistake.

THE CHAIRPERSON: It kind of fits into that any way. So it doesn't -- it's no taller than I think it would be if --

MS. UHLE: If you look at the street-scape elevation, it looks like it fits into -- I mean, it looks approximately the same height.

MR. GARCIA-BOU: Which photograph is the project site? Do you have a photograph of the site.

MS. TOMISAKI: It was not submitted?

The site right now is currently empty. There is no property there. On this side are the retention walls and this was the back part of the wall that extends to the street. So it was subdivided. So right now there is a shed in this corner of the lot but nothing else.

MR. MCINTYRE: So is this actually a corner lot now?

MS. TOMISAKI: No. There is a house on both sides and the house on the left side is the corner house.

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MR. MCINTYRE: So obviously the home that's being proposed or the two family home that's being proposed, has there been any sort of borings or probes done on site as to what the rear of the property is to excavate and put DINA M. MORGAN, REPORTER

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Mr. MCINTYRE: So just to look at the zoning map and where your property is circled --

Ms. TOMISAKI: Do you mind if I go there?

Mr. MCINTYRE: Of course. Yes. We just want to know --

Ms. UHLE: Also, if you look at the zoning --

Mr. MCINTYRE: So it's the one in, right. It's the one in.

Ms. TOMISAKI: The circle is not accurate. It's on Morgan Street there is a house here, house here, and this lot is the one that was subdivided.

Mr. MCINTYRE: So you're really melding two lots that touched together into one lot?

Ms. TOMISAKI: The first one is, I think, too small to like qualify for a residential. The owner is the same for both lots, so he subdivided in order to be able to build a house.

Mr. MCINTYRE: I got you. Thank you.

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4 and garage doors and front doors. The garage doors are so big.
5 MS. NEMECEK: Do you have the material samples?
6 MS. TOMISAKI: I don’t. I only just have the samples for the roof. The rest of the siding and the trim, everything is going to be white with the gray shingles on the roof and then some of the gray will catch on the stone on the bottom and the wooden doors.
8 MS. NEMECEK: So you only brought a sample of the roof?
9 MS. TOMISAKI: Yes.
10 THE CHAIRPERSON: Margaret, were there any questions that you received from the neighbors or anything else?
11 MS. UHLE: No, not that were relevant to the architecture.
12 THE CHAIRPERSON: Open it up to the public hearing?
13 MR. MCINTYRE: Yes.
14 THE CHAIRPERSON: I would like to make a motion to open up Application 17-17 for a public meeting.

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2 helped if we had some material samples of the stone and of the siding so we could really take a look, because the gray and the brown to me right from here doesn’t look put together.
3 Also, I see there’s going to be a retaining wall that’s going to be in front of those garage doors; what material will that be?
4 MS. TOMISAKI: That’s already stone.
5 I’m sorry that I didn’t bring the site pictures. I didn’t know I had to bring them.
6 Already the front of the house here has all this stone, all this stone. What we are proposing was to try to tie already the look that we have with the stone. This is all existing.
7 THE CHAIRPERSON: That window in the center, that belongs to one of them, right, it doesn’t belong to -- because of the stairway there?
8 MS. TOMISAKI: Yes. We have a hall in there, so we could have a central window. It’s just to give natural light to that space.
9 Going above that, we have a closet space.
10 MS. NEMECEK: Even if you had an oval
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2 or something. It just seems very weak and tiny, especially above that portico. Is there going to be lighting as well? Lighting?
3 MS. TOMISAKI: Yes.
4 MS. NEMECEK: You don’t have any samples of the lighting?
5 MS. TOMISAKI: No. I’m sorry, this is my first time being here, I didn’t know that I needed to bring that. In Scarsdale they make you remove the lights, so I didn’t know to bring the lighting. So I’m learning.
6 MR. MCINTYRE: Forget Scarsdale, it’s crazy up there.
7 MS. NEMECEK: So there’s not going to be any walkway to that front door, it’s just going to be all driveway; what material will that be?
8 MS. TOMISAKI: Asphalt. Originally, the driveway was going to be gravel, but it was not approved. They said we couldn’t do that in Eastchester. So that’s why we were trying to leave some edges next to both entrances of grass.
9 MS. NEMECEK: Aesthetically, you might
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want to put a little like semi demi moon or,
you know, half circle paver at the entrance
just to break it up so it's not just going from
driveway to stair.

MS. UHLE: On the plan they do show a
walkway here.

MS. NEMECEK: I don't see it on that
from here, any way, on that little
illustration. You have the plan illustration
that's colored, I can't see anything.

THE CHAIRPERSON: This area here?

MS. NEMECEK: This is where the steps
are. I'm not quite sure. Is that where the
portico steps are?

THE CHAIRPERSON: It's a covered walk
essentially? This is the portico. What is
that walk?

MS. TOMISAKI: It's this and this.

(Indicating.)

THE CHAIRPERSON: The patio and the
walk?

MS. TOMISAKI: Yes.

MR. MCINTYRE: I'm trying to wrap my
head around, I guess, the front elevation.

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think the rear elevation, to me, I think looks
better than the front elevation. I agree with
some of my colleagues' comments regarding the
small, little window above the -- above the
front porch. I think it just -- it looks very
sort of vertical this house and sort of
elongated in a sort of vertical way. I think,
again, with the double garage doors or the
garage doors either side I think -- just as a
matter of interest like this is a two family
home, any reason it's not a one family home?
Is this going to be a rental property or is it
going to be for sale?

MS. TOMISAKI: I don't know. The
owner of this property just requested this.

MR. MCINTYRE: Yes, I understand.

MS. TOMISAKI: We didn't go into the
reason.

MR. MCINTYRE: Nor, I'm sure, would
you. I think the architecture and, you know,
form follows function, your design is directly
da derivative of the fact that this is two homes
in one home. You know, the front of it is
38 feet, it's not tremendously wide, the fact

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If we had the material, we could say, well, that looks kind of cool and this looks pretty good and maybe when you put it all together it will be great. Between the monolithic front and the lack of materials, it's just not enough.

MS. UHLE: And I think bringing the materials, that's sort of an easy condition to satisfy, but then it sounds like you're saying to work on the front elevation additionally to provide more interest.

MR. MCINTYRE: Well, I think everybody is saying that.

MS. UHLE: Well, that's what I meant. When I said, you, I meant all of you, you all. MS. NEMECEK: Even if there was a light fixture shown, that would have even helped. Are you going to have a center light fixture; are you going to have one flanking each side of the door. Even that would bring some kind of interest so we don't have to say, well, it will look nice if.

THE CHAIRPERSON: Surely, Mr. Cotugno knows what's supposed to be there. The DINA M. MORGAN, REPORTER

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street-scape, we did receive a copy of that.
Do you have a larger version of the street-scape?

MS. TOMISAKI: I think the one I received was a small one. John wanted to be here, but he is traveling. This is the one I have.

MR. MCINTYRE: But the other thing, I think everybody just needs to fully understand the topography of the site, because -- you know, I'm not sure that's really --

THE CHAIRPERSON: It slopes.

MR. MCINTYRE: Yes, it slopes excessively. From the front wall of the house to the, you know, back corner of the house, it's at least a 6 foot grade differential. So what is that in degrees, like 30 degrees? 20, 19, 30 degrees?

THE CHAIRPERSON: If you look on the plan, you will see it.

MR. MCINTYRE: So, in essence, you're carving out, you know, the footprint of this house to fit in that sloped site.

MR. GARCIA-BOU: I also would like to DINA M. MORGAN, REPORTER

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see more details on the entrance portico, especially at the roof and the arched area. I would like to see what's going on with that in terms of details.

MS. NEMECEK: Can I see just the plan rendering that you have up on the board? Can I just take a quick look at that? Thanks.

THE CHAIRPERSON: Margaret, in a new home is the 3D rendering --

MS. UHLE: It's not required.

THE CHAIRPERSON: -- not required?

MS. UHLE: No.

MR. MCINTYRE: Like I'm sure you're not going to be able to put any dry wells on the site with all the rock?

MS. UHLE: Well, again, we have an engineer that's going to be reviewing that. So I'm not sure how they're proposing to do the storm water management plan. We have our engineer witness deep hole tests and perc tests. They're required to submit a full storm water management plan that will be reviewed by our civil engineer.

MR. GARCIA-BOU: Is there a location DINA M. MORGAN, REPORTER

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where the mechanical units are going?

MR. MCINTYRE: So, can I ask a question? Sorry. What's the dimension from the back patio retaining wall to the edge of the property, what's that dimension? It's probably like around 12 feet. It's probably like around 10 or 12 feet; right? Like that dimension there. Just to try to get a sense of what this site is going to look like. So based on the grade levels on your topographical site plan, from this point right here to the top of my retaining wall, right, your patio elevation, there is a 13 foot height differential.

MS. TOMISAKI: 10 feet.

MR. MCINTYRE: Right. This is 236 right here, your patio is 223.

MS. TOMISAKI: What you see, the border of that patio is the retaining wall.
The only way to have the patio like flat to the first level area was to create a retention wall around the back here.

MR. MCINTYRE: I got you. So the height of this retaining wall is probably, what, like 5 feet or something?

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MS. TOMISAKI: Yes. It was to have a slope and the grass going up.

MR. MCINTYRE: Okay. So really --

okay.

MS. TOMISAKI: It was a super tricky lot to work with.

MR. MCINTYRE: Well, super tricky is one way I would describe it. We need to look at everything as a whole. Certainly, I feel that's what I'm trying to do as opposed to just the four elevations. I think there are some concerns and restrictions as a result of this site. So that's just one issue. I think the elevations we can --

MS. UHLE: What additional information would you like to see then?

THE CHAIRPERSON: The materials.

MS. UHLE: He said other than just the four elevations.

MR. MCINTYRE: I think everybody needs to understand what this site is going to look like if this house gets built.

MS. UHLE: No, I understand that, but I still don't understand what that means in

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terms of what additional information the applicant needs to provide to convey that.

THE CHAIRPERSON: A 3-D rendering.

MS. UHLE: That's what I'm just trying to see, because if you ask an applicant to come back then --

MR. MCINTYRE: I think that would --

THE CHAIRPERSON: Help for sure.

MR. MCINTYRE: Everybody then would be able to clearly understand what this is going to look like.

MS. UHLE: So that's exactly what I'm --

MR. MCINTYRE: Right. So, yes, that would be helpful.

MS. UHLE: A 3-D rendering.

MS. NEMECEK: Cut sheets for the lighting if they're going to use lighting.

MS. UHLE: Those things I have. It was just Enda's comment about additional things.

MR. MCINTYRE: They're the easy ones. That's the low hanging fruit. You know, I just think that the topography on this site to do

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what's being proposed, I think everybody really needs to understand that, and then, you know, just the ground water and storm water management.

MS. UHLE: Yes, but again, the storm water management is something that the Planning Board will review. I really don't think it's appropriate for the ARB to be reviewing the storm water because it is more about the aesthetic issues. I understand how things integrate on the site. If they can't accommodate storm water, they can't proceed under any circumstances.

MR. MCINTYRE: Right. Okay.

MS. NEMECEK: Air conditioning, we'd like to know where that's going to be, and the condition of the existing retaining walls and their materials.

THE CHAIRPERSON: There are no photos of the site itself. So if they are keeping retaining walls, pictures of what they're keeping.

MS. UHLE: I think it would be helpful for everyone to have a better understanding of

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existing conditions and how they're working with existing conditions. So even talking about the topography, in addition to the 3-D rendering, maybe even a cross section that goes the entire length of the site, not just, you know, from the front to the back of the house.

I think that would be helpful.

THE CHAIRPERSON: Also on the elevation on the street-scape if you could put the addresses on this, that would help us to refer back to the photos.

MS. NEMECEK: Because we can't seem to follow them on the photos.

MR. MCINTYRE: Is there any sort of code requirement to a means of egress out of that patio? No? Because, in essence, you're pretty much -- you know, you're surrounded by the house and three walls that are 5 feet tall. Maybe that's something that should be looked at.

THE CHAIRPERSON: The patio I think is at grade; right?

MR. MCINTYRE: Correct, but there is a retaining wall --
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MS. TOMISAKI: (Indicating.)
MR. MCINTYRE: So, in essence, you're in this.
MR. GARCIA-BOU: It's 7 feet.
MR. MCINTYRE: Well, we don't know what it is. We're assuming that that's --
MR. GARCIA-BOU: It's more than 5 feet based on these elevations they have here.
MR. MCINTYRE: So could somebody be trapped in that if they couldn't get back into the house, if there was a fire in the house?
MS. TOMISAKI: I think the lower part of the wall is 24 inches. That satisfies the egress escape.
MR. MCINTYRE: Maybe the wall does that?
MS. TOMISAKI: Yes.
MS. UHLE: I want to clarify one thing I said. You certainly should be working on the storm water management plan. As I said, they --
MS. TOMISAKI: No, they do already.
They hired already Gabriel Senor.
MS. UHLE: You had mentioned that. So

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there is nothing wrong with bringing that information, you know, if it's available. I just wanted to clarify that it is not required for this meeting. Really, I think the review is more appropriate at the Planning Board meeting, but if you have it and you could say that it's been reviewed, that helps, you know, the ARB understand it.
MS. TOMISAKI: So far from them we received the topographicals, that's why we used it as a base for our house proposal, but I don't have yet.
MS. UHLE: So they're still working on that. And the same thing with the landscape plan, if the landscape plan is complete, then go ahead and submit it and bring it. There is nothing wrong with submitting them.
MR. MCINTYRE: So really the front yard setback is minimum 30 feet, right, off Morgan? That's the minimum setback required.
MS. UHLE: That's correct.
MR. MCINTYRE: And the determining is the 20 -- well, no, 9 foot -- you could work off that site, tax lot parcel A?

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MS. UHLE: Say that again.
MR. MCINTYRE: Yes. I guess looking at the site plan, you can go with 9 foot setbacks but there's 19 and 20. Like the minimum side yard setbacks are 9 feet, right, in this zone?
MS. UHLE: In an R-3 district?
MR. MCINTYRE: Yes.
MS. UHLE: Side yard setbacks are 8 and 9 feet.
MR. MCINTYRE: Right.
MS. UHLE: And they have 19 and 20 feet.
MR. MCINTYRE: Could something different be looked at in terms of just the layout of the home on the site? Where is that street-scape? So it's not like you're prohibited on either side, right? You have loads of space on either side.
MS. TOMISAKI: Yes. What happened, this was spread even a little bigger when we did the first preliminary presentation, and we needed to shrink it. So it's not that size because we don't want more, we cannot even be

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because we don't have a actual basement so what we have counts. We needed to shrink the square footage for this house.

MS. UHLE: The first plan that they submitted to the Building and Planning Department was over on the permitted gross floor area, so they had to redesign it. They didn't calculate that accurately initially.

MS. TOMISAKI: We were trying to have both units balanced.

MR. MCKINLEY: Right.

MS. TOMISAKI: We were trying with the center hall to try to -- I think it's nice to have like the central hall with lights and like connection, but then on each side I understand it's like two units. I think like we could definitely work better on --

MR. MCKINLEY: Because you have the opportunity to stretch it out.

MS. TOMISAKI: Just a little bit to the front, I think.

MR. MCKINLEY: Well, you have to maintain the 30 foot setback in the front, but you have the ability to be able to pull it out.

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on the sides, and that would help you so you're not as deep into the lot.

MS. TOMISAKI: I know. The problem that we were having with that because we try it, is that because we are not having any like living space in the entry level, in the ground level, you would just make a bigger garage space or bigger foyer and like really like not to the living spaces of the house. So that was kind of like the issue. We were getting a lot of the square footage in not livable space that counts. So we thought about that.

MR. MCKINLEY: Let me ask you another question: You have this piece of property which is tax lot 1A, right, on the right-hand side?

MS. TOMISAKI: Yes.

MR. MCKINLEY: Your minimum setbacks there are 9 feet?

MS. TOMISAKI: Yes.

MR. MCKINLEY: Would you ever think about possibly looking to build the garages on that --

MS. TOMISAKI: These would be also in

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THE CHAIRPERSON: And that’s the minimum; right?
MS. TOMISAKI: Yes.
MR. MCINTYRE: Has there ever been a variance given on a front yard setback on a site that’s somewhat prohibitive?
MS. UHLE: I’m sure they’ve given -- you know, for new construction it’s not very common because usually for new construction you can comply with the setbacks. I think you would want to evaluate that in relation to the adjacent properties to see what their setbacks are. If they had --
MS. TOMISAKI: All properties are in line.
MS. UHLE: So under those circumstances, that would be a very good argument for a variance.
MR. MCINTYRE: Well, I just think that all of these things before we just look at the front and the back and the side and the left side, I think we need to consider all of these things because this is an unusual application where it’s melding two sites into one. It’s,
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you know, a revised sort of application for that. You have serious height differentials, you know, to the tune of almost 24 feet -- which is at least a two story building -- between the front of the site and the back of the site. I just think all of these things need to kind of come in to play. So maybe there’s different ways to accomplish what you and your client are looking to accomplish. So that’s our challenge, to try and help you get there and try and hopefully be proud of a design that everybody, you know, feels looks really good at the end of the day.
MS. UHLE: Do you want me to go over the comments or do you have any additional ones?
MR. MCINTYRE: That would be good.
MS. UHLE: So you will need to come back to this board. Unfortunately, they don’t meet in July and August, so the meeting would be in September.
MS. TOMISAKI: Okay. You don’t have meetings in the summer?
MS. UHLE: Not in July or August. no.
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These aren’t in any particular order, they’re just the order that I wrote them down, but when you come back to the board, we will need photos of the site, you know, from different angles and also illustrating the condition of the site and the retaining walls. I can coordinate with you, if you like, on Monday if you want to give me a call or something. I’m going to be out of the office tomorrow.
MS. TOMISAKI: Okay.
MS. UHLE: Then they also would like to see material samples of all the proposed materials, catalogue cut sheets of proposed light fixtures and locations of proposed light fixtures, a larger scale street-scape with the addresses noted, a 3D rendering of the project, the location of the HVAC systems, a better understanding of the condition of the existing retaining walls and the retaining walls to remain, a cross section through the site so that everyone has a better understanding of the topography and how you’re fitting the house into that topography, and then sort of a general comment about adding more interest,
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especially to the center portion of the house there, more detail and more interest, possibly modifying the window and the roof, but just a general comment about, you know, maybe adding additional detail or modifying the design so that it doesn’t look as vertical and symmetrical and so much of a straight two family house.
MR. MCINTYRE: The one thing, is it worth exploring maybe sort of an alternate footprint on the site?
MS. UHLE: I mean, I think you can certainly ask them to do that.
MS. TOMISAKI: I’ll discuss it with John. Even like the 3D rendering, I know that’s not part of the services he provides. So I need to discuss it with him. I’m taking notes of your comments and then I’ll bring all of them to him.
MR. MCINTYRE: Right.
MS. UHLE: I think with regard to the alternate footprint -- sort of your comments implied look at alternate footprints, and if you wanted more dramatic like shifting to one,
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side or the other, I would think at a minimum
explaining, you know, maybe there's site
conditions or something that make that not as
feasible, like the architect had explained
about if they pulled it forward that would add
more space sort of to the garage level but not
to the living space. If you do those kind of
analysis, be clear about why certain decisions
were made or weren't made.

THE CHAIRPERSON: Well, I think that
maybe you--I understand what you were saying
before, if you had the same square footage
just in the rectangle, that you wouldn't be
changing--I mean, obviously you have to be
able to fit all the pieces of the puzzle into
that space, but if you made it wider and less
depth, yes, what's on the bottom is going to be,
but if you made it the same square footage just
in a rectangle not such a square, you wouldn't
be battling with that issue because whatever is
upstairs the same change is going to be made
and you'll have the same square footage.

MR. MCINTYRE: Right, and I think, as
was mentioned, if you can determine where the
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existing homes on that street--you know, what
their setbacks are, front yard setbacks, you
know, if they're less than the required 30 feet
then, you know, maybe that gives you the
opportunity to apply for a front yard setback
variance. So now whatever you could gain in
that would possibly help you in--you know, in
the revised footprint. You're not as deep back
into the site, which is prohibitive, as we
talked about. So I think that that could be
looked at without drilling down, you know, too
deeply into design and heavy, heavy detailing,
you know, in terms of plans and elevations. I
think that that might give you, you know,
footprints and square footages that you could
work with. But I think it's just another
option for consideration at this stage.

THE CHAIRPERSON: So did we close the
public hearing on this one?

MS. UHLE: You did. If you reopen it,
just reopen it now and it will be carried on
the agenda.

THE CHAIRPERSON: So I would like to
make a motion to reopen the public hearing for
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17-23, the address is 30 Stebbins Avenue.

MR. IANNACITO: Good evening. My name
is John Iannacito. I'm an architect, and I'm
representing Mr. and Mrs. John Reichelt this
evening, the owners of the subject property.
We are proposing additions and alterations to
the existing single family residence located at
30 Stebbins Avenue.
The proposed scope of work will
include removal of a garage at the side yard
and construction of a new two story addition,
construction of a one story addition at the
rear, and construction of a new entry portico
at the front.

I'll quickly go through the plans.
The first floor, the addition will consist of a
new one car garage, a new side entrance and a
mud room, a den at the back of the garage, and
an expansion of the existing kitchen with the
staircase going up to the second floor above
the garage, which will be a multi purpose
family room space.

Front elevation showing the two story
addition with the garage doors and the space
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above, side entrance, and then on the front
here on the existing residence we are
relocating the existing dormer to line up with
the new bay window, and then that's the new
entry portico with the existing stone veneer to
remain around the entrance door. Here's a
rendering of the front elevation.

Show you the materials. The wall
surfaces will be a vinyl siding to match the
existing. The stone veneer is existing to
remain. The roof surfaces will be asphalt
shingle in a slate finish. The windows will be
vinyl clad in a white finish. The trim will be
vinyl to match existing. The columns will be
painted AZEK in a white finish. The gutters
and leaders will aluminum in a white finish.
The front door will be fiberglass in a white
finish, and the overhead door will be
fiberglass in a white finish. I have samples
of the siding, roofing, AZEK for the columns,
and a cut sheet on the garage door.

Thank you, and I'll be happy to answer
any questions you have.

THE CHAIRPERSON: It appears that the
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stone in the new --

MR. IANNACITO: It's a little
different than what was -- the scale of what's
existing.

THE CHAIRPERSON: No, but it looks
like it goes up higher, that you're going to
need to fill in a little.

MR. IANNACITO: Yes, we will, the
arch. We're going to add more at the archway
here.

THE CHAIRPERSON: But you're going to
use what's there?

MR. IANNACITO: We're going to match
existing.

THE CHAIRPERSON: Match it?

MR. IANNACITO: Yes.

THE CHAIRPERSON: Okay.

MR. IANNACITO: Right now it just
stops on the side of the eve. So when we build
the new entry portico, this archway will get
filled with stone to match existing.

THE CHAIRPERSON: And you think that
that's doable?

MR. IANNACITO: Yes, I think they
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here. That will be removed.
THE CHAIRPERSON: Okay.
MR. MCINTYRE: Open it up?
THE CHAIRPERSON: Sure.
MR. MCINTYRE: So I would like to make a motion on Application 17-23, 30 Stebbins Avenue, open it up to the public hearing; do I have a second?
MR. GARCIA-BOU: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: Anybody here who would like to speak with regard to this application, now is your time. Going once.
(No comments.)
MR. MCINTYRE: Okay, I think we can close the public hearing on this application; do I have a second?
THE CHAIRPERSON: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: Okay, the public hearing is now closed.
I guess the one I guess question I
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the way up to an 8 foot height on the second floor. So there will be some sloped conditions up there.
MR. MCINTYRE: I'm more I guess -- and again, I'm just asking your opinion on this as the architect -- is there any way of possibly putting some sort of a portico or trying to extend the roof so it goes over that so you almost have a soffit above the garage so you kind of break up that?
MR. IANNACITO: Just to bring that across?
MR. MCINTYRE: Just to kind of break up the flatness between the top of the garage and the underside of that window.
MR. IANNACITO: I mean, sometimes we'll do like that little roof over.
MR. MCINTYRE: Yes. Why don't you pull the eaves forward so you could fly that roof, you know --
MR. IANNACITO: I thought having a taller element there actually gave the house more height.
MR. MCINTYRE: Listen, I respect your
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have for you, John, is on the sort of front gable --
MR. IANNACITO: Right.
MR. MCINTYRE: -- the garage door and that window above it, it just seems almost like a gable. It seems very high, you know, the space between the top of the garage door and the underside of that window. Certainly --
MR. IANNACITO: That's because the garage -- right now the current driveway and the garage is at a lower elevation. If you look at the first floor plan, you actually have to step down to the mud room.
MR. MCINTYRE: Right.
MR. IANNACITO: It's like about -- I guess that's a 2 foot difference between the first floor and the garage slab, and then the second floor will align with the existing second floor. So there is a taller element inside the garage.
MR. MCINTYRE: Listen, I think what's done here is very, very nice and --
MR. IANNACITO: I tried to bring the scale down there by not taking that gable all
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MR. MCINTYRE: Do you agree that that seems --
MS. NEMECEK: Yes, it looks a little flat and a little tall. The other thing is, you have existing lighting at the front entry door, is that going to remain?
MR. IANNACITO: I think we're going to keep those lights, and I'll add them on to the elevations.
MS. NEMECEK: And where are you going to put like --
MR. IANNACITO: We'll probably have a light above this because these are not that large.
MS. NEMECEK: And your new door too?
MR. IANNACITO: Here we'll have it above in the ceiling.
MR. MCINTYRE: But are you changing all of that stone?
MR. IANNACITO: No. We're going to try to maintain the existing stone and match the new portion above the door.
MR. MCINTYRE: I think the stone in your rendering --

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MR. IANNACITO: Is a little different.
MR. MCINTYRE: I think if you could maybe --
MR. IANNACITO: A pergola would be a nice little thing there. I mean, it could work.
MS. NEMECEK: Even if you don't grow anything on it, it still gives it a little more added interest.
MR. IANNACITO: I think maybe a nice light fixture could do it too.
MS. NEMECEK: That too.
MR. IANNACITO: If we did a nice fixture with some decorative pieces on it, that would work also.
MS. NEMECEK: But the pergola will bring the line across without bringing the roof across.
MR. IANNACITO: The thing is, it still needs brackets and it still needs to get down low enough. You don't want it too high. We'll take a look at it and see what it looks like.

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MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: Okay. Good luck.
Thank you.
THE CHAIRPERSON: Thank you for the nice rendering. That's really helpful.
Our next application, 17-24, 132 Lake Shore Drive. You again.
MR. IANNACITO: Good evening, again.
John Iannacito, the architect, and I'm representing Mr. and Mrs. Lugo, who are with me this evening.
We are proposing a one story garage addition at the front of the existing single family residence. A permit for an addition at the front and rear -- well, side and rear of the existing residence was issued by the building department about six weeks ago. The approved plans for the addition didn't require Planning Board or Architectural Review Board because we didn't change more than 30 percent of the front facade. So that's why that previous application did not come in front of the board. During the course of construction

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2. when we were can excavating for the foundation
3. of the addition, we discovered that the
4. existing garages, which were also a one story
5. flat roof structure, didn't have adequate
6. footings and foundations. So we did apply for
7. a demolition permit and the garages were taken
down so that we can continue moving forward
8. with the approved addition.
9. So we're here this evening because we
10. are proposing a one story garage, and when we
11. look at the garage plus the previous addition,
12. it does affect or change more than 30 percent
13. of the front facade. So here is the garage on
14. the site highlighted in yellow.
15. I'll go over the floor plans. First
16. floor plan, here you have the garage with two
17. 20 foot doors, overhead doors. This is a
18. portion of the previously approved application,
19. which included a new mud room and a staircase
20. leading up to a second story, and then behind
21. the garage is the remainder of the previously
22. approved application, which included a spa room
23. and a massage area and exercise room
24. overlooking -- and an extension of the existing
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2. existing house over to the left.
3. On the materials, I have samples of
4. the stone. This will be the new stone veneer
5. that will go on both the garage and the two
6. story addition, including the mud room and the
7. second story space; a sample of the existing
8. brick, which will remain on most of the
9. existing house; a gray stucco, which will be
10. more on the rear of the property as part of the
11. previous application. I have a color on the
12. siding, which will be a Cabot stain chestnut
13. finish, and then on the -- and I have the cut
14. sheet on the garage door showing the glass
15. doors with the aluminum frames.
16. Also, we will eventually be proposing
17. a second story addition over the garages. We
18. haven't put it on to this application because
19. that second story addition will require an area
20. variance for the floor area, or the maximum
21. permitted floor area, but I did do a rendering
22. showing what ultimately we're trying to achieve
23. here. So basically we would have the cedar
24. siding on the second story here, and all the
25. horizontal banding will kind of come together
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2. deck overlooking the pool in the back yard.
3. Here we have the front elevation.
4. Basically the idea here, the concept was to
5. create a tall stone element which sliced
6. through the house dividing the existing Fifties
7. ranch style house and the new addition which
8. will take on a new contemporary look. We also,
9. on the previous application, changed the
10. existing entry portico to a flat roof structure
11. with stucco columns -- actually stone columns.
12. Then here is the proposed garage with a
13. proposed stone finish and glass overhead doors.
14. Then this is the side view showing the
15. previously approved structure that sliced
16. through the house, and the one story garage
17. here at the side, and this is the remainder of
18. the previously approved application showing
19. different materials, including cedar siding,
20. which will be stained, and stucco finish. So
21. the wall finishes will be a combination of
22. stone, stucco, cedar siding, and glass.
23. Here's a rendering showing the new
24. garage in relation to the previously approved
25. tall stone element, and the new entry and the
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2. in this tall stone tower in the center of the
3. house dividing the Fifties ranch from the more
4. contemporary, modern house. The contemporary
5. features will wrap around towards the back
6. where we're going to change out all the
7. existing wrought iron railings to glass
8. railings and change out all the brick veneer on
9. the existing deck to a stucco finish.
10. THE CHAIRPERSON: So right now the
11. cedar siding is in the back or will be?
12. MR. IANNACITO: Correct. Right now as
13. far as this application, we're here for the
14. garage tonight. The rest of this application
15. was already approved, and we will have the
16. cedar siding on the rear along with the stucco
17. and the stone on the taller tower, which was
18. already approved. So we'll continue that stone
19. veneer on the garage and add the overhead glass
20. garage doors, which originally we were going to
21. try to save the existing garages and build
22. above them, but I think it worked out a little
23. better not having to save that garage. It had
24. a weird odd angle on it also, it was hard to
25. make it work.
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THE CHAIRPERSON: So the window in the tower, I'm not sure if that's previously approved?

MR. IANNACITO: It hasn't been built yet, so we can consider -- the reason it's up high, we have a staircase that comes down there so we can't take it down too far.

THE CHAIRPERSON: I'm not concerned about the placement as much as the size of it. It looks really kind of big. Initially, it didn't kind of hit me that way, but the more I look at it, it seems just like a bit large.

There's no like correlation to the other windows that are on the side or that will be on the side on the front.

MR. IANNACITO: I think large windows are definitely a feature of a modern type house. I think this is really the major feature above that second floor. As you stand up there and overlook the railings and the staircase, you'll be able to see right out towards the driveway and out. This property, when you go there, the actual frontage is not very large, and it's right across from the --

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MR. GARCIA-BOU: What I was just saying, maybe do something like with the frame with glass and stone.

MR. IANNACITO: We can do that too. That's like a contemporary detail also.

MR. GARCIA-BOU: It will take away the size of it.

MR. IANNACITO: It's just a different way -- I mean, I just got to figure out how to make that work, you know, with insulated glass and not having it leak.

MS. UHLE: Carlos, could you reiterate that, I kind of missed it?

MR. IANNACITO: They're looking at trying to eliminate the trim, almost the trim molding between the window and the stone.

MS. UHLE: And just have it the stone?

THE CHAIRPERSON: Like a masonry window instead of a -- this almost looks like -- the way it's inserted, it looks like the kind of window that you put in the --

MR. IANNACITO: I think if you're looking at it as the trim being on top of the stone or the trim being set back, here the trim --

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you can actually see the golf course right across.

MR. GARCIA-BOU: Maybe what's making it large is the framing around the window.

THE CHAIRPERSON: I don't know. I don't know what it is. It's like there is no --

MR. GARCIA-BOU: What size are the jambs?

MR. IANNACITO: I think what's going to happen there is the stone is going to come right up to a portion, and then the glass actually gets set back with a trim around it, almost like a brick mold or a stone mold.

MR. GARCIA-BOU: What size is that mold?

MR. IANNACITO: Probably like 3 and a half, 4 inches. 3 and a half, 4 inches.

THE CHAIRPERSON: It looks bigger than that.

MR. IANNACITO: It almost looks like a double line there. The second line is actually the frame of the window because that's going to be probably like 2 or 3 inches also.

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almost sitting the same way and they shouldn’t be.

THE CHAIRPERSON: Yes.

MS. NEMECEK: Is the stone of the tower going to match the pillars that you already have at the entrance?

MR. IANNACITO: Yes, this stone here.

MS. NEMECEK: It’s going to look nice.

Very Frank Lloyd Wright.

MR. IANNACITO: Yes. If you look at the rendering, it shows the stone here.

THE CHAIRPERSON: Where is that?

MS. NEMECEK: On this rendering.

THE CHAIRPERSON: They’re not there already; right? It says stucco but it’s going to be stone; right?

MR. IANNACITO: They’ll be stone, yes.

I’ll change that for the Planning Board application.

THE CHAIRPERSON: Neither of them are there right now?

MR. IANNACITO: No, this is all new.

If you look at the photograph, that old portico is still there right now. They’re getting

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ready to knock that down.

THE CHAIRPERSON: I think this definitely adds to the home and makes it look so much better.

MR. IANNACITO: Yes, I think it’s a nice addition.

THE CHAIRPERSON: I guess this was -- this is definitely post Fifties, I’m sure.

MR. IANNACITO: Portico?

THE CHAIRPERSON: Yes.

MR. IANNACITO: Yes, I think that was added in the Eighties.

THE CHAIRPERSON: This kind of works better with the home.

MR. IANNACITO: It kind of ties in.

Actually, the existing house had already like the roof and the brick and then the gutter line it’s already got that banding. So that’s how the idea of coming together with other bands coming into a center point.

THE CHAIRPERSON: I make a motion to open Application 17-24, 132 Lake Shore Drive, for a public hearing.

MR. GARCIA-BOU: Second.

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MS. UHLE: He was looking from across  
the street.

MR. IANNACITO: I can have those  
removed from the rendering too.

MR. MCINTYRE: Will they be there?  

MR. IANNACITO: These stone walls will  
stay where they are.

MR. MCINTYRE: They border the  
driveway?

MR. IANNACITO: Yes. So they have two  
piers on either side of the driveway.

MR. MCINTYRE: Okay. So they're right  
outside the property line.

MR. IANNACITO: Yes. They're actually  
in the right-of-way. They shouldn't be in the  
right-of-way but they're there.

MR. MCINTYRE: But is there just kind  
of like Belgium block or some sort of low  
profile transition between the grass and the  
driveway?

MR. IANNACITO: There's a curbing that  
rungs and outlines the driveway, which we're  
going to reconfigure the driveway. The entire  
driveway is going to be a paver.

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MR. MCINTYRE: Is everything getting  
repaved on the back around the pool area?  

MR. IANNACITO: Actually, we just got  
the pool permit today for this new pool. It's  
got a water slide and water falls and a lot of  
nice features.

MR. MCINTYRE: Sounds like a good time  
to me.

MR. IANNACITO: We're all going there  
after it's done.

MR. MCINTYRE: Okay. I would like to  
make a motion on Application 17-24, address  
being 132 Lake Shore Drive, that we move this  
application on to the Planning Board for their  
review and consideration subject to some of the  
items that Ms. Uhle sort of outlined. Do I  
have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Good luck.

MR. IANNACITO: Thank you. Have a  
grate summer.

THE CHAIRPERSON: Thank you.

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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 26th day of June, 2017.

DINA M. MORGAN  
Court Reporter
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