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MS. MYLENSKI: Hi, I'm Stephanie Mylenski with SM Architecture Studio, and I'm representing the Lavis residence for 37 Nelson.

This is the existing facade of the house. I'm going to show you what we're proposing is adding a garage on the side with living space above. Currently, they have a small garage down below which we're going to fill in -- fill in level with grade on both sides. Currently, it's brick and stucco above, but we're going to be putting in horizontal siding at the addition and, therefore, we're going to do that on the second floor of the existing house to tie everything together.

This shows the street-scape, the brick here. We're going to do a light gray vinyl siding and a charcoal asphalt shingles, a white garage door, which we have an image of in here, and 400 series Andersen windows here at this dormer.

THE CHAIRPERSON: Are the existing windows staying or is everything changing?

MS. MYLENSKI: Everything is staying

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1. it plain. The AC units sit there on the side.
2. THE CHAIRPERSON: Speaking of the AC units, are you needing to put more because of the addition or is that just existing?
3. MS. MYLENSKI: Just the existing.
4. THE CHAIRPERSON: And they're going in the same place?
5. MS. MYLENSKI: Let me get the site plan up. So currently they sit here, but, you know, we're moving them back here, and we're maintaining the minimum 5 foot setback.
6. THE CHAIRPERSON: These plans that are so small, it's really hard to read for us. If you come before us again, I would appreciate that you just go the next size up, you know, like the double this size.
7. MS. MYLENSKI: Sure.
8. THE CHAIRPERSON: The gutters and leaders, is that indicated on your --
9. MS. MYLENSKI: So they're shown on the roof plan, as well as the elevations. Do you want me to point them out on the roof plan?

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1. and especially on the back -- it's like there's no dormer, it's all roof that you're going to see. Is there a reason why you're not putting a dormer on the back? Is it because it's a storage area?
2. MS. MYLENSKI: Yes, we didn't need all the square footage on the second floor there, so we didn't feel the need to add the dormer.
3. MR. GARCIA-BOU: You mentioned stucco; why are you using stucco?
4. MS. MYLENSKI: For expense reasons really.
5. THE CHAIRPERSON: So where the stucco is now it's going to be siding?
6. MS. MYLENSKI: Yes.
7. MR. GARCIA-BOU: So that big area on the side elevation is stucco now? The side elevation is stucco now or vinyl?
8. MS. MYLENSKI: Currently, the second floor is stucco and the first floor is brick.
9. MR. GARCIA-BOU: And the new side elevation, that's vinyl?
10. MS. MYLENSKI: This will be the vinyl siding.

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1. Ms. MYLENSKI: So these are the existing downspouts here, then we're having one on the side. They run down on the side here.
2. THE CHAIRPERSON: On the side by the -- okay, I see it now when I look at the side elevation.
3. MR. LUCA: I have a question. The garage door, what's the material? Is it a vinyl or composite? It's okay, you don't have to go crazy.
4. One other question: In the great room you have on your front elevation it looks like there's two casements and then a double hung between the two; is that correct?
5. MS. MYLENSKI: Yes, that's existing.
6. MR. LUCA: That's not going to get changed?
7. MS. MYLENSKI: No.
8. THE CHAIRPERSON: Carlos, any comments or questions?
9. MR. GARCIA-BOU: I mean, I feel the same way as my colleagues feel about the side elevation there being just one window because it's such a massive -- I mean, the roof is --

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at the existing elevation where you have stucco on top and the brick on the bottom, just break something up like that.

THE CHAIRPERSON: The current south side as well is kind of broken up as well. I think that at least some windows would help to break it up. It’s just like one big mass of vinyl siding. I see where the window is coming from, you know, that there’s those other windows that are similar, but they are going to be taken out any way, those windows.

MR. GARCIA-BOU: Any landscaping you’re doing in that area? Landscaping?

THE CHAIRPERSON: Maybe you could even repurpose those windows better that are there in that room. I mean, they’re kind of big and more than what you need, but it would kind of accomplish it without being a super extra cost.

Even if they’re not in wonderful shape inside, it’s in the garage, but at least it gives something to that facade.

MS. MYLENSKI: Can we put landscaping in front there as an alternative?

THE CHAIRPERSON: I don’t think that’s

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going to help the mass of that side the way it is now in comparison to the other side and in comparison to what it is now. I mean, you’re bumping it out, but at least just do some changes in the materials, add to the windows, just something that.

MALE SPEAKER: You’re suggesting putting more windows into the ground floor of the --

THE CHAIRPERSON: Yes. Like right now there’s just the one on the top. If you put two on the bottom, like it would look --

MALE SPEAKER: To tie it in.

THE CHAIRPERSON: Yes, to kind of tie it in to break up that facade because it is kind of just blank.

MALE SPEAKER: Okay.

THE CHAIRPERSON: Anything else, Carlos or Silvio?

MR. LUCA: You might want to introduce maybe a horizontal element between the first floor and the second floor, say an AZEK band.

It would make it look more horizontal than vertical on that elevation.

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THE CHAIRPERSON: That would help to break it up. That would help for sure.

MR. KING: Two conditions: To add two windows on the garage or the left side at the garage and an AZEK band on the same side.

THE CHAIRPERSON: Just a couple of things to kind of break that space up.

MS. MYLENSKI: All right.

THE CHAIRPERSON: With that being said, I would like to make a proposal to move Application 18-25 along to the Planning Board with a recommendation of approval with those additional comments.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay. Thank you very much. As I did mention before, the size of the plans, if you come before the board again, this is just a little too small.

Up next is Application 18-24 for 322 White Plains Road. Good evening.

MR. HAYNES: Hi. Good evening, ladies and gentlemen. My name is Tom Haynes from

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Haynes Architecture, and tonight I’m presenting an application on behalf of my client for a property located at 322 White Plains Road. The application is to propose an eating, drinking establishment located in existing commercial space.

On my cover page here, I’m showing a site plan of the existing property. The proposed space that we’re looking to convert from a commercial space to an eating and drinking establishment is located to the right-hand side of the existing building.

On this page, we show all of the adjacent photos of the existing buildings around, keyed into a site plan, and on the top of the page we’re showing the existing storefront elevation of the entire building.

Located towards the right side, again, where the restaurant is proposed, we’re proposing to cut in proposed glass and aluminum storefronts and a new entry door.

This sheet shows the existing floor plan here and a proposed demolition floor plan to allow you to get a better understanding of

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1. exactly what the front wall we're modifying in this case. Located to the left side here of the existing space is an existing double entry door with glass side lights, and to the right side of that there's an existing aluminum storefront window. We're looking to widen the existing -- we're leaving the existing door with the side lights, the actual masonry opening is staying, we're removing the existing entry door. If you can answer that.

8. MR. HAYNES: He's here, yes.
9. THE CHAIRPERSON: Sure. Please come about that yet, but I'm sure we are putting one on top of the soffit and maybe also on the side. When you're in the parking lot, you can't see the top of the soffit.

13. THE CHAIRPERSON: Right.
14. APPLICANT: We haven't really talked about that yet, but I'm sure we are putting one on top of the soffit and maybe also on the side. When you're in the parking lot, you can't see the top of the soffit.

13. THE CHAIRPERSON: Right.
14. APPLICANT: So we like to have it on the brick as well. When you're walking under it, you're not really sure where you're walking a lot of times.

18. THE CHAIRPERSON: You could put one up on the top and you put a blade sign on the bottom, if you would like, but you can't have two signs.

22. APPLICANT: It would be like lettering --

24. THE CHAIRPERSON: But it's two signs.
25. That's a separate thing. I was just mentioning

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1. This is another glass and aluminum storefront to the right of it, and then yet again to the right of that would be the main entrance. The goal of the proposed elevation in this case was to follow suit with the existing building. It will be a black aluminum storefront to match all the other existing ones here shown in this elevation.

10. I believe as part of your packet you should have blow up photos so you could get a better example of what the existing storefronts look like. I would be happy to answer any questions.

15. THE CHAIRPERSON: I noticed you had a proposed sign location. I know it's not a proposed sign but just that location over there in the corner. Is there a reason why you didn't elect to put it up on the roof the way the others are?

21. MR. HAYNES: I would have to ask the owner on that. I wasn't part of the conversation on this project when that was decided upon. The owner is present. If I can call him up, maybe he could answer that

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it somewhere.

Mr. Garcia-Bo: Now this light that you have here is what you show on this elevation?

Mr. Haynes: Correct.

Mr. Garcia-Bo: It's sitting different here.

Mr. Haynes: It would be in the location of where those lights are on the elevation but it would accent that picture. It's more like a wall wash up and down light.

Mr. Garcia-Bo: And the glass is clear glass?

Mr. Haynes: (Indicating.)

The Chairperson: Any other comments or questions, guys?

(No comments or questions.)

The Chairperson: I would like to open -- if I could find the number -- Application 18-24, 322 White Plains Road, for a public hearing.

Mr. Garcia-Bo: Second.

The Chairperson: All in favor.

(All aye.)

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The Chairperson: Is there anyone here who wants to comment? Please. Welcome.

Mr. Mastrogiacomo: Hello.

The Chairperson: Jerry Mastrogiacomo, and I live on 12 Tuckahoe Avenue. It's right behind the place here. I'm just wondering if this operation has to go down as a bar restaurant, a bar pizzeria, I hear a lot of things going around, and I would just like to know if any restrictions on noise, smoke, and all the stuff?

Mr. King: No more restrictions than anyplace else. I think this gentleman is probably referring to the exhaust also; correct?

Mr. Mastrogiacomo: Exhaust and air condition system because the existing one that they just put there is very noisy. Not at that place, down below, 20, 21, whatever it is. They put it right on the building line right even with the building, and it's a terrible noise night and day.

Mr. King: Best thing I could tell you is we'll look into the noise -- you know, the

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The Chairperson: So then I would like to make a motion to close the public hearing for Application 18-24.

Mr. Garcia-Bo: Second.

The Chairperson: All in favor.

(All aye.)

The Chairperson: So any comments that we need to add to the recommendation? No?

So then I would like to make a motion to move Application 18-24 along to the Planning Board with a recommendation for approval with the noted mechanical considerations.

Also, with your plans I do want to comment about the size of the plans. Larger than this the next time would be easier for us to read because some of these things they get so tiny, it's difficult. Some of them are super large and some are super tiny. Somewhere in between.

Mr. Haynes: Understood.

Mr. Garcia-Bo: The sign is separate?

The Chairperson: The sign is a separate thing, yes. They will come back to

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MR. HAYNES: Thank you very much.
THE CHAIRPERSON: We voted on that? I said I would like to make a motion. Second?
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Next up is Application 18-26, which is 1 Huntley Road.
MR. PALUMBO: Good evening.
THE CHAIRPERSON: Good evening.
MR. PALUMBO: I'm Joe Palumbo, architect for the Bill Flore and Esposito family.
So I historically on all additions and alterations, I use models. I have a model here to show you. I don't know if you want me to come up there.
THE CHAIRPERSON: If you would, please, bring that up. You could bring the mic with you though.
MR. PALUMBO: So the original house -- this is the original ridge of the house. The additions to the house is the front porch that would be.

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runs across the garage, a dormer that enlarges a bedroom on the second floor, and this whole side was a low gable roof with nothing above it. So as you go around the house, also this was a dormer here, so we're bringing that up and aligning with the -- the dotted lines show where the roof lines were. So this was really the back of the dormer. All of this is new.
As you go around the house, we did cantilever on this side to gain some footage on the second floor, and then again we just ran this roof to tie the whole thing together.
THE CHAIRPERSON: And create a porch kind of an area in the front?
MR. PALUMBO: Yes, right.
THE CHAIRPERSON: That little area in the front is actually existing.
MR. PALUMBO: That's existing. So this is all existing again, this is new, this is new, and that's new. This is an existing chimney also.
THE CHAIRPERSON: That roof back there where the dormer pops out of, that's existing?
Where it pops out of.

Mr. Luca: All the siding is new?
Mr. Palumbo: All new.
Mr. Luca: All the windows are new?
Mr. Palumbo: All new, yes.
Mr. Garcia-Bou: The metal standing seem roof, what material is that?
Mr. Palumbo: It will be aluminum and it will be black.
Mr. Garcia-Bou: Black?
Mr. Palumbo: Charcoal.
Mr. Luca: What type of windows?
Mr. Palumbo: Andersen 400s. We have a combination of double hung, and for the egress windows historically I have used a casement with a check rail so I get my full swing of the opening.
Mr. Luca: In the three bedrooms upstairs?
Mr. Palumbo: Yes.
THE CHAIRPERSON: If you could go back
to the podium because it's helpful to the people at home. Then if you could go through the board that you brought, the materials, and just tell us where each is going.

MR. PALUMBO: So the AZEK, the HardiePlank finish, the headboard for underneath the soffits, the charcoal, the GAF with copper trim, and all the gutters and leaders are white.

THE CHAIRPERSON: So where is it that the copper is going?

MR. PALUMBO: The copper is going here. The copper is going at the roof line as a drip edge on top.

MR. LUCA: The standing seam roofs are copper?

MR. PALUMBO: Excuse me.

MR. LUCA: The standing seam roofs are copper?

MR. PALUMBO: No. The standing seam is charcoal, but at the very roof of the drip line above the gutters --

MR. LUCA: Doesn't your illustration show it to be copper? Am I wrong? Your

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rendering.

THE CHAIRPERSON: The image behind that.

MR. LUCA: The 3D rendering shows the standing seam to be copper.

MR. PALUMBO: Oh. That's incorrect. It will be charcoal. I apologize.

FEMALE SPEAKER: The rendering is not exactly correct. I did it at the last minute. It's just to give you a visual of what's preexisting and what will be.

THE CHAIRPERSON: So it will be copper though?

FEMALE SPEAKER: It's going to be copper, yes.

MR. PALUMBO: My fault.

FEMALE SPEAKER: This will be Hardie. THE CHAIRPERSON: It's Hardie in that pattern; correct?

FEMALE SPEAKER: This is the Hardie. That was just to give you a visual, so we used cedar. There's extra samples.

THE CHAIRPERSON: Do you have any other questions or comments regarding this

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1 it has been moved, correct. It is right up
against the wall.

2 MR. GARCIA-BOU: The existing is?
3 MR. PALUMBO: Excuse me.
4 MR. GARCIA-BOU: The existing is.
5 THE CHAIRPERSON: The existing is door
6 is right up against the wall and this is not.
7 MR. LUCA: The garage --
8 THE CHAIRPERSON: No, that's -- draw
9 it the way it's going to be. If it's not going
10 to move, then -- if it's going to be like this,
11 draw it this way. If it's not going to be like
12 this, then you have to be more accurate.
13 MR. GARCIA-BOU: I prefer it to be
14 moved.
15 THE CHAIRPERSON: Yes. It looks much
16 better moved. Right now if you look at it, do
17 you see the way it is in comparison to this,
18 the elevation?
19 MR. LUCA: On the plan, it's moved a
20 foot over. Right now when you open the door,
21 you see exactly the center line of the stair.
22 That's why it's where it is now.
23 MALE SPEAKER: If we moved it, then
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1 you're not lining it up directly with the
2 stairs.
3 MR. LUCA: I don't think it really
4 matters if it moves or not.
5 THE CHAIRPERSON: When you open it,
6 you mean?
7 MR. LUCA: From the outside. You
8 maybe want a little bit of return of siding
9 before the trim starts. It doesn't need to
10 move, you know, 18 inches, for example. It's
11 probably better to have the door open and you
12 could visually see the center line of the
13 staircase as much as possible. That's what I
14 would want. I don't think it matters either
15 way.
16 MR. PALUMBO: I think the plans show
17 that it has been pulled over to the right.
18 MR. LUCA: The exterior wall of the
19 garage, that's an existing wall?
20 MR. PALUMBO: I'm sorry.
21 MR. LUCA: The exterior wall of the
22 garage, that's existing?
23 MR. PALUMBO: This?
24 MR. LUCA: No. I don't know what side
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1 that is. The right side.
2 MR. GARCIA-BOU: All the exterior is
3 being redone?
4 MR. PALUMBO: I'm sorry.
5 MR. GARCIA-BOU: All the exterior is
6 being redone, all the exterior walls?
7 MR. PALUMBO: Completely.
8 MR. GARCIA-BOU: Completely. So all
9 the existing material that is existing now is
10 being removed?
11 MR. PALUMBO: I'm sorry.
12 MR. GARCIA-BOU: All the existing
13 material is being removed?
14 MR. PALUMBO: That's correct.
15 MR. GARCIA-BOU: You're not putting
16 any lights on the garage area at all? Lights
17 on the garage area?
18 MR. PALUMBO: Two soffit.
19 THE CHAIRPERSON: That does come out
20 quite a bit, so there's plenty of room.
21 All right. So I would like to open
22 Application 18-26 for a public hearing.
23 MR. GARCIA-BOU: Second.
24 THE CHAIRPERSON: All in favor.
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1 (All aye.)
2 THE CHAIRPERSON: Anybody here who
3 would like to comment on the application? No?
4 (No comments.)
5 THE CHAIRPERSON: Okay. I will close
6 the public hearing for Application 18-26.
7 MR. GARCIA-BOU: Second.
8 THE CHAIRPERSON: All in favor.
9 (All aye.)
10 THE CHAIRPERSON: Okay, to summarize
11 any of the comments. I would recommend moving
12 the door over just slightly, as it is presented
13 in the plan. I think that even if it's not
14 centered on the stair, it kind of also just
15 leads you to the living room, which is where
16 you're going. So I think that is a better all
17 around kind of a thing. Other than that, I
18 agree that the copper is nicer if you can. It
19 would be a nice touch. Any other comments,
20 board members? No?
21 (No comments.)
22 MR. KING: Laura, can I ask you a
23 question?
24 THE CHAIRPERSON: Sure.
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MR. KING: On the floor plan, it's showing that door, Joe, moved over in a location roughly a foot from the corner. Is that what we're going to say, a foot from the corner, or do you want to go more, 18 inches?
THE CHAIRPERSON: I would say according to the plan, what's on the plan.
MR. KING: That floor plan scales to be about a foot.
MR. PALUMBO: 18 would be too much.
THE CHAIRPERSON: Yes.
MR. GARCIA-BOU: On the porch those new pilasters that you have, what size are those?
MR. PALUMBO: The columns?
MR. GARCIA-BOU: Yes.
MR. PALUMBO: 8 inches.
MR. KING: What's the status of the shutters?
MR. LUCA: Take them out.
MR. PALUMBO: Take them out.
THE CHAIRPERSON: I think you've got enough going on, and it is a nice elevation. I think it's got some nice --

FEMALE SPEAKER: The trim is also missing from that rendering.
THE CHAIRPERSON: Okay. So I would like to make a motion to pass Application 18-26 along to the Planning Board with a recommendation for approval with the aforementioned condition on the door.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Thank you very much.
I know these are smaller also, but your scale is a quarter scale, which that's more viewable so that's a help. I mean, it's maxed out on the paper, but -- it's not necessarily the size of the paper.
Next up is Application 18-27 for 43 Hathaway Road. Welcome.
MR. MAIORANO: Good evening, board members, Adamo Maiorano from Community Design and Engineering. On behalf of the applicant, Gregory Holcombe, we are proposing a new single family dwelling at 43 Hathaway Road.
The existing site was improved with a

roof. The stone is a thin veneer -- natural thin veneer ledge stone. There's a water table along the left-hand side where the garage is, as well as the front, and then the base to the columns in the front, and by the front door will also have stone veneer on it. The windows, again, are Andersen 400 series windows with simulated divided light, the colonial grid pattern six over one. As far as the accent roofing, it will be a standing seam copper roof over the garage and that front portion of the garage as well, wood composite shutters, and also composite garage as depicted in the elevations. For lighting, we are having lights on either side of the front door. There will be a soffit light in the front portico, as well as soffit lights in the accent roof over the garage.
As far as the street-scape with the neighboring residence, I had to actually -- , because, again, it's an oversized lot to kind of fit it on the page and look kind of normal, I had to squeeze it in a bit. There's a whole lot of room on the side yards of the house, but
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in comparison to the neighboring residences that's kind of what it looks like, although it's a little bit more spread out. That's the right side of the house. It was raised a bit.

THE CHAIRPERSON: So on the lines there, is that the property line?

MR. MAIORANO: It's basically the property line, exactly.

THE CHAIRPERSON: Are there walls there because it looks like there's little drops?

MR. MAIORANO: There's existing stone wall here that's going to remain, and there's neighboring retaining wall that's remaining. Our only proposed wall is along the left corner of the property here that's only about 4 feet and then the tiered walls here. The grade kind of changes, but it's hard to create a street-scape with the differentiation of the grade back here. So you're trying to like show what's going on, but this house obviously is back here, the neighboring house, so it's raised quite a bit, so that's why you see the difference in grade height on that.

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street-scape. This house is set further back. The picture is here. It has a long driveway going to it, so it's set back. This is the house that's pulled forward closer to the street. Repositioning the house on the site, it creates a little better appeal and softens the street-scape. There is also a landscape plan in the packet from Tony Acocella. So basic landscaping along the perimeter of the site, as well as the front and side of the dwelling and in between the tiered retaining walls behind the patio. If you've been to the site, there's also a natural swale that's being created to capture water runoff because there's quite a bit of water coming from the properties above and we're capturing that water and drainage system into the storm drain as well to help alleviate that issue that's happening.

THE CHAIRPERSON: What kind of windows are they?

MR. MAIORANO: They're Andersen 400 series windows.

MR. LUCA: I have a question. What is the ridge height and what is the maximum ridge height allowed?

MR. MAIORANO: The maximum ridge height is 33 feet and our proposed is 32.78, so close to that is proposed.

MR. LUCA: Couldn't make it higher?

MR. MAIORANO: No. We're like --

MR. LUCA: No one ever says that; right?

MR. MAIORANO: What's that?

MR. LUCA: No one says that usually.

MR. MAIORANO: It's the normal 9 foot first floor, 8 foot second floor.

MR. LUCA: I was just thinking from the side elevation it would look nicer if the roof had a steeper pitch.

MR. MAIORANO: Yes. We had to soften that up to not have it 6 and a half on a 12.

On the right side, the grade is pretty much raised along the whole property.

MR. GARCIA-BOU: Where are all the AC units going?

MR. MAIORANO: The AC units are on the right-hand side and then they will be screened with evergreen screening. Like I said, we have raised along the whole property.

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neighborhood. So that's my first statement.

My second statement, I'm sure that Mr. King knows and as the architect actually has pointed out, the existing topograph of the site is rock, and water is a huge problem for that entire neighborhood coming in from New Rochelle Road down to Hathaway Road. I had to deal with it. It is certainly a -- I'm going to use the term it's a problem for the entire neighborhood. So I would just implore -- and I recognize that this is the Architectural Review Board not the building permit, but I would implore that the proper drainage systems be incorporated into the design. That is my really only request. Thank you.

THE CHAIRPERSON: I do believe that that request will be honored because when they're doing new construction, there is so much more now that's required that wasn't required when possibly your house was built or a lot of the neighborhood was built. So I think, if anything, it should help, not make anything worse. Am I right, Jim?

MR. KING: Yes. They're going to be reviewed by the town engineer.

MR. SOMMER: Great. Well, thank you.

THE CHAIRPERSON: And thank you for coming out. Anybody else? No?

(No comments.)

THE CHAIRPERSON: So then I would like to make a motion to close the public hearing for Application 18-27.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Do you have materials? Did you have a material board with you?

MR. MAIORANO: Yes. This is the color of the siding.

MR. LUCA: The windows are white and the shutters are black.

MR. MAIORANO: Yes.

THE CHAIRPERSON: And is that a copper there on the --

MR. MAIORANO: That is copper on there.

THE CHAIRPERSON: The side and up.
THE CHAIRPERSON: I believe that it is required when it is an addition.

MR. HAYNES: May I begin?

THE CHAIRPERSON: Yes, please.

MR. HAYNES: Ladies and gentlemen, my name is Thomas Haynes from Haynes Architect. Tonight I’m presenting an application on behalf of my client for a property located at 11 Arlington Road. We are proposing additions and alterations to an existing dwelling. We are proposing to extend the rear yard and the right side of the existing house.

The first sheet that I have in front of you here shows a site plan, an aerial view of all of the adjacent properties and keying all the addresses in. To the top right of the sheet here is 7 Arlington Road, which is located to the left of the subject property, the middle photo on the right-hand side is the subject property, and the bottom right-hand photo is the property located towards the right-hand side of the subject property.

This next sheet we have here is a gross floor area diagram on the left side and DINA M. MORGAN, REPORTER

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to the right side shows all four sides of the subject property. So as you could see here, this is our plot plan drawing. The gray hatch represents the proposed additions, again located to the rear and to the right-hand side of the existing dwelling. The existing driveway is located at the basement level towards the left-hand side, so we’re proposing to widen that slightly to get another second car garage in there.

With regards to the site, we are proposing Cultec storm water chambers located towards the rear of the property where we’ll also be regrading somewhat along with a little bit on the right-hand side and at the front as well.

So after the proposed alterations, the first floor will consist of an entry foyer, dining room, living room, family room to the back, kitchen and dinette towards the rear. Second floor will consist of four bedrooms, one of which being the master as a master suite. The house will have a total of four and a half bathrooms.

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Again, this sheet shows a large scale drawing, loose rendering of what it would look like to give you a little bit of a better idea. It’s a colonial style with a little bit of a contemporary touch. The lower portion of the house we’re proposing a thin stone quartzite veneer. We have samples right here so you see for your reference for color and material. The top portion will have quoins, stucco quoins at the corners, and along the top will be stucco as well in a light beige color. I have color samples here as well for your reference, which I’ll pass out shortly. The roof on this is a mansard style roof but to appear like a hip roof. We wanted to keep the scale of the roof down. When I say it’s a mansard, again, the top would be flat to keep the scale down, and from the side views it actually doesn’t come to a point. The reason we did that, again, we didn’t really want to overpower the scale on this and, again, we wanted to comply obviously with the max ridge height elevation. In this zone, the max ridge height by code is 33 feet which is permissible, and we are proposing DINA M. MORGAN, REPORTER

32.7. So we’re nearing the max on this but still staying a little bit clear on that.

I also have, which I’ll pass out to you, the front door sample or cut sheet, as well as at garage doors. There will also be two exterior lights on either side of the entrance door that will be located under the portico, which you can’t see in the front elevation, but I’ll hand that sample out as well. The fireplace located towards the right side of the addition will also be clad in the same thin stone quartzite. The windows we’re thinking right now of Pella ProLine or a Marvin Integrity. The fascia boards are going to be painted dark brown along with the leaders coming down. As I mentioned before, the stucco background is going to be a light beige, and the quoins will be sort of like a taupey (sic.) color that I have again with the cut sheet that I’ll pass out.

As we move along, you could see the other elevations which are not rendered but again, you could just get a feel for the placement of this and window configurations.

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1 The bottom here shows the rear elevation. The
2 exterior here of the one story structure, which
3 is the dinette at the first floor, we're going
4 to have a deck coming down to access the rear
5 yard -- I should say a stair and a platform,
6 it's not really a deck, and then the left side
7 and right side elevations as well.
8
9 THE CHAIRPERSON: The windows seem to
10 be more defined in terms of the divided lights,
11 so are they true divided lights then or
12 simulated divided lights?
13
14 MR. HAYNES: They will be simulated,
15 yes. So that would be the wall sconce lights
16 located on the either side of the door. This
17 is the Timberline architectural series shingle
18 that we're proposing. This would be a cut
19 sheet or photograph of the front entrance door.
20 This here we have the quoin colors -- I'm
21 sorry, the quoin color is this color here and
22 the light beige color. This is the stucco
23 sample. This is a cut sheet or catalogue cut
24 of the garage, which will be a steel.
25
26 MR. LUCA: You're basically adding
27 another level to the top of this house?

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2 MR. HAYNES: It's currently like a
3 raised ranch style, so we're adding a second
4 floor to it.
5
6 MR. LUCA: Do you have a street-scape?
7 MR. HAYNES: I don't. I'm sorry.
8 MR. LUCA: Honestly, this house looks
9 massive and it seems out of scale.
10 MR. HAYNES: So this house located to
11 the right is a two story house. This is toward
12 the right side of the property and this is the
13 subject property.
14 MR. LUCA: How much higher is it than
15 those houses?
16 MR. HAYNES: The street does go up
17 somewhat. Our house is not higher than the one
18 to the right of it. It should be pretty much
19 in line with that, although elevation wise I
20 believe the street does go up somewhat. So 17
21 Arlington should be slightly uphill of our
22 house.
23
24 MR. LUCA: Do you require the
25 street-scape?
26 MR. KING: I think that's the closest
27 thing you're going to get.

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MR. LUCA: Also, the garage doors should have a divided light.

MR. HAYNES: Those do.

MR. LUCA: So there’s two pieces of glass, two pieces of glass?

MR. HAYNES: In the rendering you can’t see it, but in the catalogue you could see that.

THE CHAIRPERSON: Is this the one on the front?

MR. HAYNES: It wouldn’t be that because that’s a wider door, but it’s similar to that. It would also have poles on there as well. It would have a divided light on that.

THE CHAIRPERSON: So then is this painted the color of the garage or is that like mahogany?

MR. HAYNES: No, I believe that’s an actual infill panel on it.

THE CHAIRPERSON: A what panel?

MR. HAYNES: I think it’s an infill panel with wood, I believe, in the door.

THE CHAIRPERSON: So it will look kind of like the front door?

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MR. HAYNES: Exactly. So the colors would be similar.

THE CHAIRPERSON: The fiberglass that looks like wood, kind of stained like wood?

MR. HAYNES: Exactly.

MR. GARCIA-BOU: This is your front elevation?

MR. HAYNES: Correct. That’s just, again, to give you a better sense of the materials because what we submitted didn’t have any color or anything. It’s not the best representation of color if you look at the samples that I brought, but it’s similar to give an idea.

MR. GARCIA-BOU: Your front elevation on this drawing has the horizontal --

MR. HAYNES: Correct. The doors had changed. It was a request of the owner to go with that specific door style, so we added it in today.

MR. LUCA: Did you ever think about doing a water table and having, let’s say, a piece of cast stone or blue stone in middle of that stucco instead of stone right to the

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grade? It makes the house read very tall, the stone going all the way --

MR. HAYNES: You’re talking below the windows on the right-hand side?

MR. LUCA: Like a horizontal band point down the stucco.

MR. HAYNES: And above it stone?

MR. LUCA: Yes. The opposite details you have above, for example.

MR. HAYNES: Typically, you want the heavier material to be down, so I think if it was the opposite it would make a little bit more sense personally. I’m not sure that we would just want to have stone floating in the middle of a band with stucco below it. If we brought the stucco down on the right-hand side to a water table with stone below, that might make more sense.

THE CHAIRPERSON: Like a water table below the window line?

MR. HAYNES: Correct. The attempt here was to take the scale down with the horizontals, and I think that’s your point with the water table.

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MR. LUCA: I think you need more.

MR. HAYNES: We tried to do that, yes, with the roof breaks there and kind of the bay popping out upstairs and the portico and everything.

MR. LUCA: It’s just a lot of stone as well.

MR. GARCIA-BOU: You can still introduce the horizontal and still use the --

MR. HAYNES: We could break it with a blue stone or something in between and still keep it stone if we could introduce that band. I’m sure they would be amenable to that. That should not be an issue.

MR. LUCA: I also think your transom above your main door should probably be divided as well.

MR. HAYNES: That’s not indicated but agreed. I agree with you.

THE CHAIRPERSON: But the door that --

MR. HAYNES: That door doesn’t show a transom just because the transom would be -- that’s just the cut for the door, a photograph of the door itself without a transom.

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THE CHAIRPERSON: I know. I remember seeing this. I think that doing the stone lower would possibly help to break it up. I don't think it would be so bad -- being that you won't be doing it all on the front -- to actually wrap that around the home. It would help to break up the sides as well. You know what I mean? The sides are -- you know, you're seeing three rows of windows, so you're seeing like -- it looks three floors high. If you could somehow break that up because, you know, you're not going to see just the front, you see the sides as you go around.

MR. LUCA: I think you should get rid of the quoins as well.

THE CHAIRPERSON: I would love it if they got rid of the quoins. It's almost like two different things going on, kind of, with the stone and the quoins.

MR. GARCIA-BOU: I think the quoins are throwing it off. I like the stone.

MR. LUCA: The horizontal band on the front elevation should go around the house as well, as you mentioned, to break it up. It

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just looks so tall this house.

THE CHAIRPERSON: I don't know if there's like a clear enough vision of this home for us to approve this application from an aesthetic point of view.

MR. LUCA: The rendering elevation has a lot of detail. Actually, I would have liked to see all four elevations with that much detail, to be honest, because it reads a lot differently scale wise. The other elevations, your right and left, because of the grade it's just, you know, the house is 40 foot tall, so I think you need horizontal banding somehow to break that vertical dimension up.

MR. HAYNES: I mean, we would be amenable to doing some kind of Fypon band or something, but, you know, if we're going to start carrying that stone --

MR. LUCA: Not stone.

MR. HAYNES: Oh, I was going to say -- well, even the water table to wrap that around could be --

MR. LUCA: On the front elevation on the right-hand side below those two windows,

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you have that band, so if that band went around the entire house --

MR. HAYNES: Of course we could certainly do that.

MR. LUCA: Then you have the potential of that band the paint on the exterior could be a different color, for example.

MR. HAYNES: That's true. I don't disagree with that.

MR. LUCA: I think the quoins really need to go as well. I don't think it does anything. It just really dates the house, to be honest.

MR. HAYNES: The design of this was actually -- there was an inspiration to the design by the owner. This is really kind of the dream house that they wanted, and that's where the design kind of -- it pushed from that, so thus the quoins and some of the other features that are here.

MR. LUCA: It has a very Mediterranean feel without the correct materials, for example. Like the way this elevation is, it's a nice elevation, but I see this house with a

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red clay roof and limestone, for example, not stone and stucco and brown.

THE CHAIRPERSON: Almost like a Tudor coloring but not a Tudor home.

MR. LUCA: It's a Mediterranean design, you know, with the mansard roof like that.

MR. HAYNES: If I were to speak on behalf of the owner and agree to some of these things, is there any way we could get it conditional because the board does break for two months? Like I said, we could scramble to get the street-scape done if that's what you need for the Planning Board, that's not a problem. I'm sure if the owner was here, he would say, okay, if the board was adamantly opposed to the quoins we could certainly, I'm sure, adjust that and remove them. I agree with maybe the horizontal band, which could be a nice touch as well to kind of break up the vertical element of the building.

THE CHAIRPERSON: Just so I understand what you mean by the horizontal band, where is that going to go?
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MR. HAYNES: Probably tie it in here to be at either level, but the thing is if you look at the front elevation --

MR. GARCIA-BOU: I would pick up on the first floor.

MR. HAYNES: We can't just arbitrarily -- I don't believe that we should arbitrarily just pick something up, you know, at a water table height. I think that maybe we want to break it up again around here because of this band and this, so at least it ties back in on itself. Also, it will tie back in at the one story element. Otherwise, we're just going to start introducing a band a lower level that doesn't tie in well.

THE CHAIRPERSON: So you're talking about tying together the bands that are above the windows?

MR. HAYNES: It would be like this. If we want, we did speak earlier about adding one at the water table and one down here. We could also introduce something down there as well, I suppose, that wrapped around.

MR. LUCA: I think just right now.

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there's so much stone and I think because, you know, you don't show landscaping on your elevation -- if you showed the landscaping on your drawing, you would lose the 3 feet below the window.

MR. HAYNES: That's true.

MR. LUCA: I definitely think, like you said, you minimally need a horizontal band on the second level going around the entire house.

MR. HAYNES: And it would tie in on itself, so I think that that's just a natural place for that happen.

MR. LUCA: I would, again, remove the quoins and make all the fenestration, the mullions the same.

MR. HAYNES: Correct. I completely agree with that. I think we missed it on the -- well, the door had changed --

MR. LUCA: The door on the rear bay too, what is that, a slider?

MR. HAYNES: I believe they're French.

MR. LUCA: That should have some kind of pattern as well.

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MR. LUCA: Exactly. Right. I would remove the quoins. I, personally -- I know it's a cost factor -- those windows with the half circle, if that was actually a window that was made that way without the mullion, it would look a lot nicer.

MR. HAYNES: I will certainly talk to the owner.

MR. LUCA: Divide the transom above the main door. The garage doors show it. The divided light.

MR. HAYNES: According to the catalogue. Absolutely.

MR. LUCA: Right. The French door in the rear as well. Anything else you want to add?

THE CHAIRPERSON: No, I think that's it.

I would like to make a motion to open this Application, 18-28, to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here?
who wants to make a comment about the application?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close the public hearing for Application 18-28.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any other comments?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to approve Application 18-28 along to the Planning Board with a recommendation for approval -- send this application along to the Planning Board.

MR. KING: Laura, the conditions, all of the transoms are going to be divided lights; correct?

THE CHAIRPERSON: Yes.

MR. KING: On the front, the band below the double windows should go around the entire house?

THE CHAIRPERSON: Yes.

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MR. KING: Remove the quoins. I already said this; all of the transoms are going to be divided. And if they can, to change those -- what should we call them?

THE CHAIRPERSON: The eyebrows to --

MR. KING: Yes, those eyebrows to --

MR. HAYNES: To one open casement with the arch.

THE CHAIRPERSON: I think that it would help to show -- if you did the rendering, the color rendering on all sides for the Planning Board, it would be a lot more helpful. Again, these kind of smaller scale it's really tough the size of it.

MR. HAYNES: Thank you very much.

MR. LUCA: Can I add one thing? I'm sorry. I think when you did the Fypon around all the windows on the other three elevations, six inches seems big. Maybe you want to look at that.

MR. HAYNES: Okay. I'll look into a four.

MR. LUCA: Something a little bit smaller.

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MR. KING: With the front, do you feel that the elevation?

THE CHAIRPERSON: No. The elevation is little bit too tall.

MR. KING: The elevation is too tall?

THE CHAIRPERSON: Yes, the elevation is too tall.

MR. KING: I think you need to talk to John Iannacito about that.

THE CHAIRPERSON: Okay. I think you need to talk to John Iannacito about that.

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addition, which will include expansion of the existing dining room. We're also proposing some interior alterations of making a new master suite on this end and removing one of the bedrooms, and then on the second floor the expansion and the addition will include three new bedrooms and one new bathroom.

Here is a drawing of the existing front elevation. Here are the proposed elevations, the front elevation showing the new two story addition at the side, second story expansion, and the front portion portico. Then I have a rendering of the front elevation showing materials and colors. The wall surfaces will be a vinyl siding in a midnight surf finish. The existing stone veneer will remain, and the new stone veneer under the portico here will match existing. The roof surfaces will be asphalt shingles in a slate finish. The windows will be vinyl clad in a white finish. The trim boards will be vinyl in a white finish. The columns will be painted AZEK in a white finish. The gutters and leaders will be aluminum in a white finish.

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The railings will be metal to match existing.
The front door will be fiberglass in a white finish, and the overhead door will also be fiberglass in a white finish. I have samples of all the exterior materials. I also have a cut sheet of the light fixture at the front portico, which I can give you.

MR. LUCA: Are some windows existing?
MR. IANNACITO: We’re going to be replacing all of the windows except the bow window over the garage door.

MR. LUCA: Is there a reason why they don’t want divided light?
MR. IANNACITO: Yes. The house is right across from the golf course, it’s got great views over to the golf course, and they want un-obstructed views to the golf course.

The existing bow window does not have any divided lights, so we decided to go with no divided lights on the entire house.

THE CHAIRPERSON: What kind of siding is it?
MR. IANNACITO: It’s vinyl siding.

Here’s a sample of the vinyl siding. The color

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will be the midnight surf. The roof surfaces will be an asphalt, AZEK trim for the columns, the overhead doors, and then the shingles will be a slate finish.

MR. GARCIA-BOU: You’re not moving the entrance; right?
MR. IANNACITO: The entrance is moving over slightly to be centered on the new portico. If you look at the existing elevation on A2, the door is over a bit more. I shifted it over and also added side lights and it will be centered on the new portico.

MR. LUCA: Chimney is existing?
MR. IANNACITO: Chimney is existing, yes. It’s here.

MR. LUCA: You don’t need to extend it or you do?
MR. IANNACITO: We don’t because the roof -- do we need to extend it? We may have to extend it a little bit. I’m not sure. No, because the ridge line doesn’t change on that side. I don’t think it does. It does go up a little bit but then it comes back down here.

We might have to go up a little bit. We might

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MR. IANNACITO: Just the gable we'll remove. If you look at this roof line here is -- so it basically would be the same height here instead of having the gable. So the back of the house, this is the existing slope at the back of the house, and then we'll continue that back down towards the front. That same slope will continue back and hit the new addition further back, which is here, so the ridge comes up a little higher.
MR. GARCIA-BOU: Okay. I think the elevation is going to look different with the new chimney in the middle of the house.
MR. IANNACITO: I think it's going to be at the back of the house actually.
THE CHAIRPERSON: You're really not going to see it.
MR. IANNACITO: In the front you're not going to see it because you're up high. You'll see it from the rear yard over here. Actually, it's like here.
THE CHAIRPERSON: The original elevation of the home is asymmetrical, the new chimneys. What about the AC units and that kind of thing?
MR. IANNACITO: The house currently doesn't have air conditioning. I did speak to my client, who is here this evening, he says they would like to add air conditioning. What I will do for the Planning Board application is show air conditioning units on the side of the house which will be in the setback lines. I'll make sure that that gets on the plan for the.

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THE CHAIRPERSON: If you're doing all of this, you might as well put that in.
MR. IANNACITO: Why not, right.
THE CHAIRPERSON: I would like to move Application 18-29 along to the Planning Board with a recommendation for approval.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: With those aforementioned conditions.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
MR. IANNACITO: Great. Thank you.
THE CHAIRPERSON: Thank you.
MR. IANNACITO: Have a great summer.
THE CHAIRPERSON: Just as a note, I know on your application you do have the existing front elevation. That is required, isn't it, on an addition?
MR. IANNACITO: Existing front elevation?
THE CHAIRPERSON: I'm just asking you that that's normally required.

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(All aye.)
(No comments or questions.)
THE CHAIRPERSON: I would like to make a motion to close Application 18-29 to the public hearing.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: I don't think there were any conditions that needed to be changed.
MR. IANNACITO: Show the chimney.
THE CHAIRPERSON: I'm sorry.
MR. IANNACITO: Show the chimney.
THE CHAIRPERSON: Yes, show the chimney. What about the AC units and that kind of thing?
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MR. IANNACITO: Have a great summer.
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MR. IANNACITO: Existing front elevation?
THE CHAIRPERSON: I'm just asking you that that's normally required.
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1. MR. IANNACITO: I don’t know if it is.
2. Is it? I’m not sure.
3. THE CHAIRPERSON: I believe it is.
4. MR. IANNACITO: I think it’s good to
5. see it side by side.
6. MR. LUCA: I would like to see it
7. superimposed. No one realizes how much work
8. everyone is really doing.
9. THE CHAIRPERSON: Thank you. Next up
10. is Application 16-14 for 600 White Plains Road,
12. MR. VILLANI: Good evening. My name
13. is Jonathan Villani. I’m with Annunziata
14. Villani Design Consultants. We’re representing
15. 600 White Plains Road for 600 White Plains Road
17. This project has been in front of the
18. Planning Board a few times, three times, as
19. well as my client received zoning variances for
20. use and area on the property. I’m sure
21. everybody is well aware of this property. It’s
22. 600 White Plains Road on the eastern side of
23. White Plains Road as you’re going north. Right
24. now it’s an unused service station with a small

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1. to the rendering, but it will be more tannish
2. with a brown AZEK trim similar to this color.
3. It’s a composite.
4. MR. LUCA: That’s the trim?
5. MR. VILLANI: That’s the trim. The
6. stucco I wasn’t able to get a sample, I just
7. got a color. This is HardiePlank but it’s a
8. cementitious material with a similar color on
9. it. We’re going to stay within this family or
10. within the tanner family. I’m thinking more
11. tan than yellowish.
12. MR. LUCA: Isn’t there a house right
13. next to it that has the same color?
14. MR. VILLANI: No. Actually to -- to
15. the left of it, yes, they have a stucco house,
16. but it’s all screened by a bunch of, you know,
17. evergreens and to the right is the school.
18. That house is so tucked in.
19. THE CHAIRPERSON: I don’t know see any
20. existing photos of the building itself.
21. MR. VILLANI: It’s not in the package?
22. THE CHAIRPERSON: No.
23. MR. VILLANI: I do have existing
24. elevations in the package; correct?

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1. convenience mart. We’re proposing to convert
2. it to a full convenience mart. No change in
3. the footprint of the building. Everything will
4. happen within the four walls of the existing
5. footprint. We did make some site alterations,
6. some additional landscaping recommended by
7. Planning, as well as parking design recommended
8. by Planning.
9. Right now it’s two service bays that
10. aren’t being used and a small service mart to
11. the right. In an effort to alter the exterior,
12. we are proposing a more residential look to the
13. building. So it’s existing right now as
14. masonry, brick, so we’re going to cover it with
15. stucco and AZEK trim and propose a new
16. commercial storefront window and a storefront
17. entrance.
18. Below all of the proposed elevations
19. of the existing property, is a proposed
20. convenience store that I was involved in in
21. Pleasantville, New York, and that’s similar
22. materials that we’re going to use. So the
23. stucco will be more of a tannish. In the
24. rendering it looks a little orangy, that’s due

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1. MR. VILLANI: Correct. Right now it's
2. that orangey brick color with a darkish
3. blackish asphalt roof. It's all painted that
4. orangey red all the way around the building.
5. THE CHAIRPERSON: So you're refacing
6. the --
7. MR. VILLANI: Refacing it and also
8. adding a gable on the other end. There's a
9. gable on the right side. We're going to be
10. adding the gable on the right side to give it
11. that residential feel.
12. MR. LUCA: The storefront, what color
13. aluminum is that?
14. MR. VILLANI: That will be brown to
15. match the trim. So the storefront will match
16. the brown trim on the building. Instead of
17. having large glass panes, we divided it up a
18. little bit to make it look a little more like a
19. residential window.
20. THE CHAIRPERSON: The brand that's
21. there now, is that changing?
22. MR. VILLANI: That's going to remain.
23. THE CHAIRPERSON: It's going to
24. remain?

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1. site and the building are a long time coming,
2. we just had a long road with the Planning Board
3. and Zoning Board and we've gotten all the
4. approvals. Planning Board referred us here,
5. we've done the public hearings, they referred
6. us here, and now we have to go back to
7. Planning.
8. MR. GARCIA-BOU: I see you have a note
9. here that says the existing asphalt roof
10. shingle to be evaluated for --
11. MR. VILLANI: We're going to change
12. it. It's going to be a brown to sort of pick
13. up on the brown in the trim and the stucco.
14. MR. LUCA: I would just pick, when the
15. time comes after us, an actual color. Like a
16. Benjamin Moore number 101, for example.
17. MR. VILLANI: For the trim?
18. MR. LUCA: For the stucco and the
19. trim.
20. MR. VILLANI: Yes, okay. Not a
22. MR. LUCA: There's infinite beige
23. colors.
24. MR. VILLANI: I'll go get that exact

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1. EASTCHESTER ARB - 6/7/18
2. beige color, whatever it is.
3. MR. LUCA: Prismacolor?
4. THE CHAIRPERSON: Which beige?
5. MR. LUCA: No, the pencil,
6. Prismacolor.
7. MR. VILLANI: If you see my
8. renderings, the colors, it's hard to match.
9. MR. LUCA: You have to buy the bigger
10. box. Not the 12, the 36.
11. MR. VILLANI: I was searching for it,
12. I couldn't find it.
13. THE CHAIRPERSON: So I guess we send
14. this back to the Planning Board since they've
15. been there already, but do we need to open it
16. for the public hearing first.
17. I would like to make a motion to open
18. Application 16-14 to the public hearing if
19. there's anyone here.
20. MR. GARCIA-BOU: Second.
21. THE CHAIRPERSON: All in favor.
22. (All aye.)
23. THE CHAIRPERSON: If there is anyone
24. here that would like to comment on this
25. application, please come do so now.

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1. EASTCHESTER ARB - 6/7/18
2. (No comments.)
3. THE CHAIRPERSON: I guess not. I
4. would like to make a motion to close
5. Application 16-14 to a public hearing.
6. MR. GARCIA-BOU: Second.
7. THE CHAIRPERSON: All in favor.
8. (All aye.)
9. THE CHAIRPERSON: Then make a motion
10. to send Application 16-14 back to the Planning
11. Board with a recommendation for approval, again
12. that the color be a beige color not a yellow
13. color, similar to the one in the photograph of
14. the other station and that's it.
15. MR. GARCIA-BOU: I think you mentioned
16. something about --
17. THE CHAIRPERSON: The signage?
18. MR. GARCIA-BOU: Bring the actual
19. color number.
20. THE CHAIRPERSON: Yes, bring that to
21. the Planning Board and site photos, existing
22. site photos.
23. MR. LUCA: Also, the texture of the
24. stucco because there's a lot of different
25. textures.

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it's kind of a very dingy kind of like alleyway
type of look back there, so what we're doing
here is improving it with this patio. It's
basically a raised terrace is what we would
consider it. It is about 2 foot above grade,
and currently there's a ramp and a set of steps
that lead up to a back area there. That's kind
of your handicapped entrance and your exit from
the back. What we're proposing to do as part
of this is to -- if you're familiar with the
restaurant -- kind of create this as a
secondary -- actually a main entrance for the
dining room so that you don't really have to go
through the front area where it's most like a
pizza shop. So this gives it a more elegant
entry kind of a look. So having that terrace
area with the tables and this paving and some
of the landscape that we're proposing -- we'll
get into the details with you on that very
shortly -- we see this opening it up to
becoming more of an entry and a more
aesthetically pleasing part of the property
where at the current moment it's kind of like a
back area. Okay, so we're looking to build
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little stucco finish. If they don't, the
trellis and the rose vine will be placed on the
face of that so that it will cover it up.
In addition to that landscaping, we
would be putting in planters, box planters that
would fit on the railings. These planters will
be filled in with annuals. The beauty of an
annual is that they last longer. You have to
change them every year, but they last longer
during the year.

THE CHAIRPERSON: During the season.
MR. PIETROSAINTI: They stay out there
longer and they flourish very, very well. So
we will be doing a lot of that. In addition to
that, which is kind of not shown here because
we want to see how it plays out, you know, we
want a few pots here and there to create more
of a garden patio type of look, which is the
idea here.
As far as lighting is concerned, we
have existing lighting along the perimeter of
the property, but against the building we're
proposing this interesting LED type of canopy
light, more of a modern type of look. A lot of
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this raised terrace.
This here is a blowup of the site plan
or actually an individual site plan that
indicates the landscaping and some of the
improvements that we're proposing. Since we
are very limited with landscape opportunities,
we've come up with a couple of interesting,
unique elements. So, for example, along the
backed fenced area here, which is a wooden
cedar fence, we're proposing a metal trellis,
and along that trellis we have this exotic
plant, which originates from the Asian area and
it's been naturalized in the United States for
at least 20 plus years as a vine growing type
of plant that produces these flowering roses.
That will basically encompass this entire
fenced area.

Also, I wanted to point out to you, if
you look at the photos into that little
alleyway there, there's a garage which belongs
to an adjoining property and it's kind of a
very, you know, non-pleasing finish of block,
what we would love to do is try to get the
owner to allow us to give it a little finish, a
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on here -- that, you know, during the holiday season they'll put some string lights here along here to kind of give it a nice little look during the wintertime when this is really not going to be used to kind of give it a visual on the back.

Currently, if you look at the rear pictures or rear elevation, you'll see that they have very minimal fenestration back there. What we're going to be proposing to do -- taking a look at this floor plan here -- is to open up the entire back area there with folding doors. These doors would be black finish metal and glass. They'll be able to fold so that if they wanted to create the image of an indoor/outdoor type of atmosphere, this would do that. When they're closed during inclement weather, you still have some visual outside to be able to see, you know, nice kind of a garden patio type of situation.

THE CHAIRPERSON: Where is the new entrance door?

MR. PIETROSIANTI: Actually, it's existing now. It's currently on the right-hand DINA M. MORGAN, REPORTER

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side of the elevation. The awning continues over to that side.

Also, you'll notice in the photograph there, you see that duct that's coming up, that's an exhaust fan for an accessory space. That space is currently on the C of 0 as a catering facility, which is not part of the restaurant. The restaurant wants to retain that facility either to rent to a future tenant or to use it for themselves for the same purpose. That duct will be removed and will be tied into the scrubber system that we currently have on the roof. We did this project back in 2003 to 5 and one of the things that we provided up on that roof, that flat roof, is a filtration system, scrubber type filtration system that virtually eliminates odors. The neighbors were very concerned about it. That is also shielded by a decorative cover and a sound panel. All of that is currently existing. We sized it so it's large enough to be able to accept the fan.

THE CHAIRPERSON: The additional?

MR. PIETROSIANTI: The additional, yes. DINA M. MORGAN, REPORTER

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THE CHAIRPERSON: Right now that's coming from the basement?

MR. PIETROSIANTI: That's correct.

THE CHAIRPERSON: I just don't see the door like where it is -- okay, now I see it. Now I see it. It's just all that brick there that's kind of --

MR. PIETROSIANTI: Yes, that's confusing. That's pretty much the gist of our proposal.

We are going to also rebuild the back wall. The white is kind of falling apart. Currently, if we could save the wooden fence, we're going to try to save the wooden fence because it makes a good backdrop for the trellis. But in the event it doesn't really work out, we would like to match, if you look at the side property line with the neighbors, the vinyl type of fence. We might wind up putting something like that there to match, this way it continues.

I think I pretty much covered everything. If there are any questions, I would appreciate it. DINA M. MORGAN, REPORTER

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MR. GARCIA-BOU: On the front, there is an existing area there, right, a sitting area?

MR. PIETROSIANTI: Yes.

MR. GARCIA-BOU: You're not doing anything to the front?

MR. PIETROSIANTI: No. See the French doors that are there now, they're existing. We did this really more for a visual to kind of create the look of, you know, a patio.

THE CHAIRPERSON: You have outdoor seating kind of.

MR. PIETROSIANTI: But we don't have it. Now we will.

THE CHAIRPERSON: But that will kind of say you have it.

MR. LUCA: All the siding remains that white?

MR. PIETROSIANTI: I was going to get to that. There's a second phase to this, a secondary phase where we're going to improve the facades of the building. Currently, that's not what we're here for but we will be following up. DINA M. MORGAN, REPORTER
MR. LUCA: The metal trellis that you're talking about, that's going to be on the rear elevation and the garage elevation?
MR. PIETROSAINTI: Yes.
MR. LUCA: And what's going to be behind the trellis? You're going to see the concrete block behind the trellis?
MR. PIETROSAINTI: The concrete block, if we can parget, we would love to parget. We would need to get permission because it's not ours. If it doesn't, they don't, the trellis itself will have vines growing through it.
MR. LUCA: Are the vines going to be hardy.
MR. PIETROSAINTI: They're going to be hardy.
MR. LUCA: All year round?
MR. PIETROSAINTI: The vines will be. They're like grape vines. They actually are sturdy.
MR. LUCA: It will lose its leaves and flowers when it gets cold, so you're going to see three through it; right?
MR. PIETROSAINTI: Yes. That's why we...

MR. PIETROSAINTI: If we had to put another panel in front of it because they won't allow us to clean it up, we'll put something forward towards our property so that will cover it up. I agree with you that that is something you'll still be able to see through, especially that they're going to put some holiday lighting, some string lights across it, you'll see it more.
MR. LUCA: Be careful of the distance between let's say a fence and a trellis, that debris could get stuck in there as well, that he could maintain it and clean it.
MR. PIETROSAINTI: That's the trick. So what we would hope to do is get permission to finish it.
THE CHAIRPERSON: Do the finish.

MR. PIETROSAINTI: Yes. That's the idea. I'm sure they'll be okay with it because you're improving their property for no cost to them, but they haven't asked yet.
THE CHAIRPERSON: So then in the front where there's those French doors, that seating new seating area is lower?
MR. PIETROSAINTI: No, it's actually going to be level.
THE CHAIRPERSON: It's going to be level. You're actually building that up a little bit then?
MR. PIETROSAINTI: What happens is you've got a planter area there currently, we're going to rebuild because it's not big enough. We're going to actually build it out a little bit with the same block and kind of in a curvilinear form like that and put the brick inside of it and it will be level with the floor.
THE CHAIRPERSON: With the photos, it look closer to level. I guess it's not. It's like level with the door; right? It's level with the door? The bottom of the windows is...
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1 It is something that the Planning Board had asked
2 just for question sake. Under normal
3 conditions, they have enough parking. Do they
4 turn people away? Sometimes there's a little
5 bit of a clash of traffic because someone comes
6 to pick up pizza to take home and then you got
7 a restaurant customer coming in. Without the
8 caterer being there in the evenings and without
9 the offices there, which are part of the count,
10 you have roughly about an added seven parking
11 spaces that would normally not be there. So we
12 have an added seven that would be available in
13 that respect.
14
15 Now, also one of the things that we've
16 shown here within this map area, and again,
17 DINA M. MORGAN, REPORTER

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1 I've been through this situation before with
2 the Planning Board, is that this is probably
3 one of the nicest areas for parking in
4 Eastchester, I think, because you've got a lot
5 of available spaces in the street and you have
6 a public parking area nearby. So that's my
7 opinion, and I think that was the determination
8 at the time by the town's traffic consultant.
9 This is years back now.
10
11 MR. GARCIA-BOU: Explain to me about
12 the front port; was there an existing French
13 door there? I'm looking at the picture here,
14 it doesn't look like it.
15
16 MR. PIETROSANTI: Is that the one with
17 the signage?
18
19 MR. GARCIA-BOU: The thing is also the
20 height where that patio is going to be, how
21 many inches?
22
23 MR. PIETROSANTI: Unfortunately, I'm
24 sorry, I didn't put the photograph images on
25 here.

THE CHAIRPERSON: That other thing,
27 can you just lift that up? The map that you
28 did.

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1 1 EASTCHESTER ARB - 6/7/18
2 1 (All aye.)
3 3 THE CHAIRPERSON: Anybody here?
4 4 MR. PIETROSANTI: He's for it.
5 5 THE CHAIRPERSON: He's for it.
6 6 Anybody else? No.
7 7 (No comments.)
8 8 THE CHAIRPERSON: I make a motion to
close the public hearing for Application 18-23.
9 9 MR. GARCIA-BOU: Second.
10 11 THE CHAIRPERSON: All in favor.
11 12 (All aye.)
12 13 THE CHAIRPERSON: Okay. Any other
13 questions or comments?
14 15 MR. GARCIA-BOU: This answers my
15 questions.
16 17 THE CHAIRPERSON: That answers your
18 questions, the new one, the additional?
19 19 MR. GARCIA-BOU: Yes.
20 20 THE CHAIRPERSON: Okay. I would like
21 to make a motion to pass Application 18-23 back
22 to the Planning Board with the recommendation
23 for approval, and I think that's it. Thank you
24 very much.
25 25 MR. PIETROSANTI: Thank you very much.

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

DINA M. MORGAN
Court Reporter

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1 EASTCHESTER ARB - 6/7/18
2 It was a pleasure.
3 THE CHAIRPERSON: I would like to
4 mention on the record that we neglected to
5 mention about the minutes, but there are no
6 minutes that we're able to approve this month
7 because of -- we have quite a few outstanding
8 but not the correct board members here to
9 approve them.
10 I would like to make a motion to close
11 the Architectural Review Board meeting today.
12 MR. GARCIA-BOU: Second.
13 THE CHAIRPERSON: All in favor.
14 (All aye.)
15 THE CHAIRPERSON: Thank you very much,
16 everybody. Have a good night.
17 (MEETING ADJOURNER.)

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2 CORRECTION SHEET
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4 PAGE CORRECTION
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