EASTCHESTER ARB - 9/5/19

THE CHAIRMAN: I would like to have the roll called, please, for the September 5th Architectural Review Board meeting.

M.S. UHLE: Okay. I can do that.

Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

M.S. UHLE: End McIntyre.

THE CHAIRMAN: Here.

M.S. UHLE: Jennifer Nemcek.

M.S. NEMECZEK: Here.

M.S. UHLE: Laura Raffiani and Silvio Luca were not able to attend the meeting tonight, so Mr. McIntyre will be chairing the meeting.


(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: The first item of business is -- do we have a quorum here to review some of the older meeting minutes?

M.S. UHLE: You can approve the June 6th meeting transcript, not the May 2nd.

THE CHAIRMAN: Okay. I would like to make a motion to approve meeting minutes dated June 6th, which Carlos, Silvio, and Laura were attendees. Does anybody have any comments with regard to those meeting minutes?

MR. GARCIA-BOU: None.

THE CHAIRMAN: Okay. That being the case --

M.S. UHLE: I thought everyone attended that meeting.

THE CHAIRMAN: Yes. I'm sorry. I was looking at the May 2nd, June 6th; Laura, myself, Carlos, Jennifer, and Silvio. Yes, the three of us were there.

Does anybody have any comments regarding anything you reread in those minutes?

MR. GARCIA-BOU: No.

M.S. NEMECZEK: No.

THE CHAIRMAN: Then I would like to make a motion to approve the meeting minutes of the June 6th ARB meeting. All in favor.

(All aye.)

THE CHAIRMAN: Okay. Good. So that leaves just the May 2nd to be carried forward.

M.S. UHLE: That's correct.

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concerns have been discussed about screening	rash. We are proposing additional landscape
toward the rear of the property
between the existing stone wall and the
neighboring picket fence. Additionally, we are
proposing landscaping along Montgomery Avenue,
that will help screen the front porch that is
occupied by the tenants of the multifamily
dwelling. The applicant is well aware of the
maintenance and trash concerns. Although there
is no way for me to specifically enforce this,
there is a trash enclosure that is located in
the rear of the dwelling adjacent to the
construction yard gate, and there is also a
recycled trash area that is located along
Dunwoodie Street, which is off of the property
in the town right-of-way. This is enclosed by
a wood picket fence. The trash is basically
intended to be put out during sanitation days
and removed the same day thereafter.
Lastly, this is not included in this
packet but included in the Planning Board
packet if approved to do so, the applicant is
going to restore and replace the existing green

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slotted gate to the construction yard with a
neutral color gray to help bring it more into
the residential area, as well as paint the
remaining stockade fence the same neutral gray
so it all sort of matches and is kind of
consistent.
Lastly, they’re going to also repave
that front portion of the entrance to the
construction yard as well.
I think that’s pretty much it on the
additional items.
THE CHAIRMAN: Okay. So just to sort
of circle back, what’s not included as part of
this revised submission is any sort of upgrades
associated with replacing, re-painting and
upgrading of the fence and the gate around the
entire property specifically at the front?
MR. MAIORANO: This area here along
Dunwoodie Street. Everywhere else is blocked
by screening landscaping.
THE CHAIRMAN: But this was the prior
submission; right?
MR. MAIORANO: The prior submission
didn’t have any changes to that gate area.

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2 With regards to the storage containers for
3 storage of the construction material, you do
4 have a designated area there for storage; what
5 is that for?
6 MR. MAIORANO: It’s existing now.
7 This area here?
8 MR. GARCIA-BOU: Yes.
9 MR. MAIORANO: It has to be conforming
to the setbacks. Most of the stuff is going to
be also right here, which has the best sort of
blockage of neighboring view because of the
units here and screening here. There’s a
retaining wall around this whole portion, and
the units will block that as well.
16 MS. UHLE: Can I say a couple of
17 things?
18 THE CHAIRMAN: Absolutely. Yes.
19 MS. UHLE: I think this is a
complicated application for the ARB because, in
all honesty, there’s not a lot for you to
review. It is a legal non-conforming
contractor’s yard, so the use can continue. I
know from reading the transcript from last
month, there was a lot of emphasis on the
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2 proposed landscape screening. I just want to
3 make sure that whatever is proposed is feasible
4 and it’s effective. I don’t want something
5 just proposed so that it gets planted but it
doesn’t really fulfill any of the objectives.
7 The areas to the rear of the building are
8 especially difficult and problematic, so I
9 really want to look into those plant materials.
10 With regard to the proposed planting in the
11 front, again, I think that was a good effort to
12 make some improvements to the overall image
13 from the street. I don’t think it’s fair to
14 block people in with arborvitaes, though, so I
15 would propose something a little bit different.
16 I do appreciate the attempt to do that.
17 With regard to the trash, again, sort
18 of an enforcement issue, and I’m not sure if
19 people are aware that if the trash is left
20 outside of the dumpster area or if cans are
21 there on days that pick up isn’t available, you
can call the Highway Department and the Highway
23 Department will issue violations. Again,
24 unfortunately, these are all code enforcement
25 issues but we do have that authority.

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2 maintenance, and that’s obviously what a lot of
3 residents were concerned about. I think the
4 applicants have been very responsive to that
5 over the past year or so that we’ve been
6 working with them.
7 Unfortunately, with regard to property
8 maintenance issues, that’s going to continue to
9 be a code enforcement issue. There’s no way
10 that a Board could really mandate that.
11 Also, because it’s a legal
12 non-conforming use, they would not be able to
13 build a permanent structure on the site, that
14 would be an intensification of the use. So we
15 just wanted to work with them to allow them to
16 keep a storage container, or two or three or
17 four, and trying to work with them and with
18 their architect to just better organize it so
19 that even though it’s never going look
20 pristine, that it looks more like a
21 contractor’s yard than a junk yard.
22 I do think that the applicant tried to
23 be very responsive to your comments to the
24 extent that they could. I still want to work
25 with them with regard to, for example, the
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any members of the public to speak with regard to this application if they so chose; do I have a second?

MS. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Any members of the public here this evening that would like to sort of share their thoughts on this application, we would ask you to come up to the podium, state your name and address. Anybody here?

(No comments.)

THE CHAIRMAN: Seeing there is nobody here, I would like to make a motion to close the public hearing on Application 19-19, 157 Montgomery; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: So the public hearing on this application is now closed.

I think based on what Ms. Uhle just sort of summarized, we do appreciate some of

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the additions that you proposed, but I do believe that this is complicated in it’s own way so I think it’s best for this whole process for us to pass this application along to the Planning Board for their further review and consideration in terms of ultimately getting to a point where all parties can feel that this is the best result for everyone. Again, I think Ms. Uhle has sort of clearly sort of laid out all of the issues that still need to be addressed and looked into.

So with that, I would like to make a motion to move Application 19-19, located at 157 Montgomery Avenue, on to the Planning Board for their further review and consideration; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. MAIORANO: Thank you.

THE CHAIRMAN: Thank you. Good luck.

Our next application is Application 19-27 located at 324 White Plains Road.

MR. FERNANDEZ: Good evening, board.

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members. My name is Joe Fernandez, I’m an architect, 575 White Plains Road, Eastchester.

We’re proposing here at this location 320 White Plains Road a repair to the existing roof and facade change.

We are raising the existing facade approximately 2 blocks or 17 inches to accommodate a new roof slope for a very old and aging roof, and at the same time taking advantage of updating and modernizing the exterior facade. We’ve designed the raised facade area to allow for lighting to illuminate the building and the walkways adjacent to the building, along with recoloring the existing brick to match that facade, and taking care of some other housekeeping items around the site, such as a new dumpster enclosure, repair some existing fencing, parking lot will be repaved and fully striped, and there’s some existing pole type lamps that we need to move actually.

There’s two that are located on State property that need to move a few inches. We found that out due to a survey. That’s pretty much it.

The building then will take away the

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sloped or shed like roof, which was kind of
dated, and basically modernize it, allowing for new signage and LED lighting.

THE CHAIRMAN: Can you kind of talk a little bit about the proposed lighting enhancements to the front facade. Looking at the details, I see that you have almost like COBB lights on the other side of that soffit.

MR. FERNANDEZ: There’s two steps in that soffit area or that fascia area. There’s an upper one, which will illuminate just where the signage is, and then the bottom one will kind of wash all the masonry that’s on the lower part of the building to give it a nice effect, kind of a glow, which now currently at night it’s kind of a little dark.

THE CHAIRMAN: So you have a wall washer to kind of illuminate the signs and like a COBB light to wash the facade.

MR. FERNANDEZ: Correct. The lower facade.

THE CHAIRMAN: The lower facade.

MR. FERNANDEZ: And that will kind of enhance the walkways adjacent to the entrances.

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and just kind of give it a more inviting kind
of feel.

THE CHAIRMAN: Okay. Do you have some
samples of the proposed finishes and maybe a
color pallet of kind of what you're proposing?

MR. FERNANDEZ: This is the
upper facade. The material will be maintenance
free vinyl. This will be the color of the
brick below. We'll use aluminum edges to
finish everything. Wherever there is a cut
piece, it will die into this so it will be very
clean.

MR. GARCIA-BOU: Where are you using
these?

MR. FERNANDEZ: That's the masonry.
THE CHAIRMAN: It's all four sides;
the front, the side, and the rear?
MR. FERNANDEZ: The rear won't be
touched, but the sides, obviously, because you
see it from either Cornell's or from the
adjacent residential street.

THE CHAIRMAN: The 17 inches that
you're proposing to add in terms of increasing
the height of that fascia, how is that going to

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did reference this, but in terms of the
enhancements to the parking lot, I know you
said you're going to re-stripe everything, but
in terms of the blacktop parking lot, what's
being proposed with that?

MR. FERNANDEZ: It's all going to be
redone and re-striped, and then because of code
we need to put some ADA spots right in the
center, which we're going to do. I believe
we're going to lose a spot.

THE CHAIRMAN: But the sidewalk on
front of the building --

MR. FERNANDEZ: Is staying.
THE CHAIRMAN: That's existing?

MR. FERNANDEZ: Correct.

THE CHAIRMAN: Did we want to share
any of our thoughts or should we open it up
to the public?

MS. UHLE: I have a couple of quick
questions.

THE CHAIRMAN: Okay.

MS. UHLE: Just with regard to rear
elevation, are you planning to at least paint
that so it matches the gray facade?

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have any sort of impact on any of the existing
air conditioning equipment?

MR. FERNANDEZ: The reason why we're
raising it is to give a sloped insulation. It
currently all goes to the back.

THE CHAIRMAN: Right.

MR. FERNANDEZ: So it's going to do
the same thing, it's going to live in the same
place, but what's happening is water is
standing on the roof and it's not the right
roof to have water standing on it, so that's
why the roof leaks. So we're going to have a
different roof that's going to work, and even if
there is some standing water, which I don't
believe there will be with this new sloped
insulation, all the HVAC equipment is up on
pedestals so it won't affect it. You can look
at that on B2 to show how that works.

THE CHAIRMAN: All the coping, that's
all matt black; right?

MR. FERNANDEZ: Correct. The existing
rames around all the windows and doors are
black currently.

THE CHAIRMAN: So again, I think you

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and block. It's just the way they built the
structure. None of that will be seen when the
new facades are in place. We're going to
actually build up two courses, as I showed you
in A2, in block to match what's below, but all
of that will be encased. Everything is going
to be maintenance free, you know, other than
the masonry that's low.

MS. UHLE: It may be helpful to at
least have a photograph of that rear facade,
and the Planning Board could sort of see if
there is something simple, a coat of paint or
something, that maybe could tie it together so
that if there are any views of that, it will
sort of tie it in.

MR. FERNANDEZ: What, the rear of the
building?

THE CHAIRMAN: Yes, the rear. I think
if all we're talking about is paint, you know,
it kind of gives some sort of contiguous feel
that all four sides --

MR. FERNANDEZ: It's fine. I mean, I
like the color, so it would be fine by me. I'm
not sure that the next door neighbor, who I
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believe is here tonight, would also like that.
I'm sure that when the floor is opened up,
they'll have something to say.

MS. UHLE: Again, it would have help
if we could see what the back looked like.

MR. FERNANDEZ: It's just a straight
wall, it's just masonry, and it's not pretty.

THE CHAIRMAN: I think having an image
of it would certainly help us as a Board, and
I'm assuming the next, you know, set of eyes
who are going to look at this, sort of give you
some guidance and offer an opinion on maybe how
best to deal with that.

MR. FERNANDEZ: So I was just informed
by my client that the wall has had some
repairs, and it's all white right
now, which I think in my opinion probably be
preferable.

MS. UHLE: It's probably a matter of
just bringing a picture to the Planning Board,
and then if it looks fine the way it is, that's
fine. None of us have an idea of what it looks
like.

MR. FERNANDEZ: It's just 20 feet of
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masonry.

MS. UHLE: I don't think there's a
picture in here of it.

Joe, I had one other question. I
think in your notes you say you're going to
paint the wall at the front of the site to
match the building? I thought you had that in
your cover letter.

MR. FERNANDEZ: The little walls?

MS. UHLE: The walls at the front of
the parking lot along White Plains Road.

MR. FERNANDEZ: Yes.

MS. UHLE: So those are going to be
painted to match the building?

MR. FERNANDEZ: Yes.

MS. UHLE: I had one more. I know the
applicant is familiar with this. We did
receive some complaints from neighbors to the
rear that the lights were projecting onto their
properties. Did you tell me now with the
higher parapet that they will not have views of
them?

MR. FERNANDEZ: So currently the
building is lower than those lights by a few
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inches. Now we're going to be above those
lights, and the lights are adjustable. They
need to be moved ever so slightly. I've had
conversations with the State. They will be
moved. We had a surveyor actually go out and
locate them, and that's why we know that, along
with the heights. We knew the heights and we
know the height of the building, so we know
that it won't reflect on anyone else.

MS. UHLE: Because that's going to be
important to the Planning Board.

MR. FERNANDEZ: It's not going to be
an issue.

MS. UHLE: Okay.

MR. FERNANDEZ: But the site itself
will now be very well lit and easy to maneuver.

THE CHAIRMAN: That's it, Margaret?

MS. UHLE: That's it, yes.

THE CHAIRMAN: I would like to make a
motion that we open Application 19-27 to a
public hearing; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(All aye.)

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THE CHAIRMAN: Anybody here would like to speak with regard to this application, please come up, state your name and address.

MR. MASTROGIACOMO: Good evening. My name is Jerry Mastrogiacomo, and I live at 12 Tuckahoe Avenue.

THE CHAIRMAN: So that's the property right behind this?

MR. MASTROGIACOMO: Exactly. Just two questions. Regarding the lights, we had a lot of problems. When they turned it on, it would shoot right over. They were too bright and not tilted down but tilted like 30 degrees and it was shooting out. I would like if they put the light looking down and not shoot up in the sky. That's number one.

Second, the rear wall says they have all these units up there, and they're very, very noisy. If they could put something to take some noise out from the wall whatever you do.

Those are the two questions that I would like to look into. All the rest I could care less.

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THE CHAIRMAN: Okay.

MS. UHLE: I think the issue with the lights can easily be addressed. That we will make sure. As the architect said, they're now going to be lower than the parapet, they're adjustable.

MR. MASTROGIACOMO: If they shoot a little bit up, they're going to shoot higher than the wall.

MS. UHLE: With regard to the soundproofing, I don't know, do you want to address that, Joe?

MR. FERNANDEZ: I will.

THE CHAIRMAN: Thank you very much. I appreciate your comments.

Anybody else that would like to speak? (No comments.)

THE CHAIRMAN: Seeing nobody else has anything to say with regard to this application, I would like to make a motion we close the public hearing on Application 19-27; Jo I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

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know there are quite a few units up on that
roof.

THE CHAIRMAN: So how do we interpret
that answer; there's nothing to be done to help
mitigate the sound?

MR. FERNANDEZ: I think it would be
very disparaging to request from the owner to
change all his units to something that makes no
sound. I do agree that there are a few units
that are up there that have a little bit of
age, but I don't see a lot of life left in them
and I believe they will be replaced in a short
time. He did get up here and have an
opportunity to speak about that rear wall. As
my client has said, it's been repaired and
painted. They have been very good neighbors to
him and always tried to, you know, work with
him, but there are certain things that are, you
know, very cost prohibitive to change. I think
that it has its life cycle, and the ones that
are older that he may be discussing are near
their end. They would be changed when they
broke done eventually, I guess. Like I said,
don't last forever.

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right now, no air conditioning. The proposed scope of work doesn't include any new heating or cooling. We're not planning to put any condensers, but if we do, we'll make sure they're located properly.

THE CHAIRMAN: The stone veneer, is that going to continue around the foundation of the home?

MR. IANNACITO: Just the three sides of the porch. The garage addition will have very little around the garage.

THE CHAIRMAN: I guess the rest of the home is all getting re-sided?

MR. IANNACITO: Yes, new siding around the entire house.

THE CHAIRMAN: That band of foundation that protrudes from the grade level, right, behind the garage --

MR. IANNACITO: We'll probably just paint that gray.

THE CHAIRMAN: Fair enough. Any comments?

MR. GARCIA-BOU: It looks beautiful.

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MS. NEMECEK: Yes, it does look nice.

MR. IANNACITO: Thank you.

THE CHAIRMAN: Very nice. Very nice updates to a home.

Again, just going through due process here, I would like to make a motion to open Application 19-15 to the public; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Okay. The public hearing is open. Seeing nobody is here, then I would like to make a motion to close this application.

MS. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: The public hearing is now closed on this. The steps up onto the porch, what's the finish material?

MR. IANNACITO: That's going to be a stone riser with a blue stone trim.

THE CHAIRMAN: Blue stone trim, okay.

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MR. IANNACITO: The rendering shows it in white. It's not going to be that.

THE CHAIRMAN: Okay. That being the case, I think this is a relatively straightforward sort of pass along, so I would like to continue my role on making motions here. So I would like to make a motion to approve Application 19-15, located at 38 Lee Avenue, on to the Planning Board for their review and consideration. Again, just to sort of reiterate what you said, in the event that any sort of air conditioning is proposed as part of the upgrade, we would just like that to be addressed, and obviously the location of the condensers be as mindful and thoughtful to the adjacent neighbors as possible. That being said, do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Okay, very good. Thank you very much.

MR. IANNACITO: Thank you.

THE CHAIRMAN: Next application, final.

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second story and then a small portico over the front entrance door. We're also going to redo the railing. They have this dated railing here now that's a metal wrought iron, so we're going to do a new composite white railing along the front porch that basically becomes the roof of the existing garage.

This is the side view. Here's the rear; existing and proposed. Here's the existing. Currently it just has a small shed dormer for a bedroom, and it will be a full second story and on the side a full second story.

Here's a rendering of the proposed facade. Very similar materials to the other one. The exterior wall surfaces will be a new vinyl siding in a gray finish. The roof will be new asphalt shingles in a charcoal black finish. The windows will be vinyl clad in a white finish to match existing. Trim boards will be AZEK in a white finish. The railing will be composite in a white finish. The shutters will be composite in a black finish. The metal roof over the front entry portico.

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application of the evening, is Application 19-28, located at 38 Forbes Boulevard.

MR. IANNACITO: Good evening, again. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Pinkas this evening, the owners of the property.

On this one, the proposed scope of work will include a second story addition over the existing footprint and a new portico over the existing front entrance door. The footprint is highlighted here on the survey. The existing AC units are shown on the survey also.

Here is a proposed second floor plan with three bedrooms. The current second floor has two small bedrooms with two small dormers. So we're going to reconfigure and reconstruct the entire second floor, and this will have three bedrooms, two bathrooms, a closet, and a small office.

On the elevations, this is the proposed and existing. Here's the existing elevation with the two small dormers. We're going take the roof off and construct a full metal roof in a black finish.

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THE CHAIRMAN: Okay. Maybe when you resubmit, just make that notation. I don't see that on the drawing.

MR. IANNACITO: I think I just called it metal canopy or metal roof canopy.

THE CHAIRMAN: I would like to make a motion to open up Application 19-28, 38 Forbes, for a public hearing; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(MEETING ADJOURNED.)

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MS. UHLE: No comments.

THE CHAIRMAN: Okay. That being the case, I would like to make a motion to pass this application along, Application 19-28, to the Planning Board again for their consideration and further review; do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRMAN: All in favor.

(MEETING ADJOURNED.)

STATE OF NEW YORK )
) S.
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 19th day of September, 2019.

DINA M. MORGAN
Court Reporter

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