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M. S. UHLE: Carlos Garcia-Bou and Laura Raffani will not be able to make it this evening.

ACTING CHAIRMAN MCINTYRE: Okay.

Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

ACTING CHAIRMAN MCINTYRE: Good evening, everybody. Welcome to our first meeting back after the summer. Hope everybody had a nice summer.

This is our ARB meeting of September 7th, 2017. We have one item on the agenda this evening, Application 17-34, 52 Hickory Hill Road.

So if the applicant can come up, introduce themselves, and make your presentation.

M. R. MAIORANO: Good evening, board members. My name is Adam Malorano from Community Designs and Engineering. On behalf of the applicant, Vinny Vetritni, we are proposing a new single family dwelling at 52 Hickory Hill Road.
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MR. MAIORANO: Yes. They'll be a basement, and then the first floor is 9 feet, and the second floor is an 8 foot ceiling height.

ACTING CHAIRMAN MCI TYRE: Okay.

MR. MAIORANO: What's the basement?

ACTING CHAIRMAN MCI TYRE: The basement is going to be 8 feet as well. The garage is unexcavated and the rest of the basement will be 8 feet.

ACTING CHAIRMAN MCI TYRE: Does the current home have a basement in it?

MR. MAIORANO: The current home has a partial basement. The garage is sort of a half story underground. It's a split level, so the first floor is a little bit higher than what this dwelling is, but the applicant wants to create only a few steps going into the house and out to the back, so we lowered the house one story instead of that split level.

ACTING CHAIRMAN MCI TYRE: So is the grading, you know -- will the ground floor level remain as is or is there extensive

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MR. MAIORANO: There is going to be some regrading on the left-hand side to raise that grade in order to create a more flat level by the dwelling but not anything drastic.

We're going to just bring those contours out towards the corner of the lot, you know, say 2 feet here, 2 feet there.

ACTING CHAIRMAN MCI TYRE: So it's not like this house is going to sit up?

MR. MAIORANO: Exactly. It's actually very similar to the house that's there. The house that's there, the first story -- it's split level, so it's higher, you know, taller first floor, but it's actually a little bit lower to the ground.

ACTING CHAIRMAN MCI TYRE: I'm more concerned about the grade and, you know, the fact that there was only crawl space there before or partial basement, now you got, you know, a full height basement that, you know, this is not going to sit up on the existing property and we're going to have a graded, you know, swale.

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great of shape. So we're going to be taking
most of them down and replanting new trees and
landscaping throughout. Actually, there was a
blind spot on the corner, so they did already
remove most of those trees on the corner by the
stop sign.

MS. NEMECEK: So you're not keeping
anything, is that what you're saying?

MR. MAIORANO: Very few.

MS. NEMECEK: I know there's a lot of
Norway Maples on that site but there are some
mature trees that I don't think are; do you
know what they are? I can't really identify
them with this photo.

MR. MAIORANO: There's a tree in the
back corner. We only have the caliber of tree
not the species. The ones on the town property
obviously are staying.

MS. NEMECEK: He only has the one
existing tree remaining.

ACTING CHAIRMAN MCINTYRE: Right.

MS. NEMECEK: And it's not even
identified.

MR. MAIORANO: The middle of the house

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on the right-hand side there is another tree
that's going to remain.

MS. NEMECEK: You are replacing with a
great deal.

MR. MAIORANO: Yes. There are going
to be two, you know, bigger caliber trees here.
I believe it's a Dogwood on the right side.

MS. UHLE: It's pretty extensive
landscaping compared to some. I will say in
the past we had problems with people claiming
they're going to save trees and then because of
construction activities they don't survive, you
know, within a year or so.

ACTING CHAIRMAN MCINTYRE: Right. In
fairness, it is a real landscaping plan.

MS. NEMECEK: It is. There's a fence
there currently; that's all coming out?

MR. MAIORANO: That's coming down.

They'll probably put a new fence towards the
rear of the property, and the left side is
going to have the Arborvitaes blocking the
street.

MS. UHLE: They're also proposing
fairly large plants.

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MS. NEMECEK: Yes, and a lot of plants
that are evergreen and semi-evergreen.

ACTING CHAIRMAN MCINTYRE: Do you have
any samples of the materials?

MR. MAIORANO: Yes.

MS. NEMECEK: Which stone?

MR. MAIORANO: It's that one on the
top.

MS. NEMECEK: This one?

MR. MAIORANO: Yes.

MR. LUCA: The roof is gray, the
asphalt?

MR. MAIORANO: It's that roof right
here.

ACTING CHAIRMAN MCINTYRE: Is this
like a cultured stone?

MR. MAIORANO: It's a thin stone.

ACTING CHAIRMAN MCINTYRE: So a stone
veneer. And this is all underneath the porch,
right, on that facade?

MR. MAIORANO: Yes.

MS. NEMECEK: And at the garage.

MR. LUCA: It's a water table. Are
you going to cap it with a piece of bluestone

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or something?

MR. MAIORANO: Yes.

MS. NEMECEK: What material will your
driveway be?

MR. MAIORANO: Asphalt driveway.

MS. NEMECEK: And the walkway?

MR. MAIORANO: A paver walkway and
paver patio.

ACTING CHAIRMAN MCINTYRE: Paver as
in --

MR. MAIORANO: Brick pavers.

ACTING CHAIRMAN MCINTYRE: Do you have
an example of what that looks like?

MR. MAIORANO: That I don't. Probably
a gray granite.

ACTING CHAIRMAN MCINTYRE: Like a
Unilock or something?

MR. MAIORANO: Exactly.

MR. LUCA: What's the rear patio
material?

MR. MAIORANO: What's that?

MR. LUCA: The rear patio material.

MR. MAIORANO: The rear patio is going
to be a brick paver as well.

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ACTING CHAIRMAN MCINTYRE: Do you have any sort of visual aids as to what the doors and the windows look like?

MR. MAIORANO: The windows are -- I don't have any actual sample of the window, but --

MR. LUCA: They're black?

MR. MAIORANO: Yes. Black trim. A white AZEK actual trim around the window and then they have black mullions and black divided lights. The garage door is similar to what's depicted in the elevation, but it's going to be a black garage door.

ACTING CHAIRMAN NEMECEK: So the windows, they're all like that --

MR. MAIORANO: Andersen windows. Just instead of the white trim and white divided light, it's in black.

ACTING CHAIRMAN MCINTYRE: So it's a factory finish?

MR. MAIORANO: Exactly.

ACTING CHAIRMAN MCINTYRE: Black on the outside. Black on the inside or white on the inside?

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MR. MAIORANO: White on the inside.

ACTING CHAIRMAN MCINTYRE: True divided light?

MR. MAIORANO: It's simulated.

ACTING CHAIRMAN MCINTYRE: Okay. So inside like inside the cavity?

MR. MAIORANO: Exactly.

ACTING CHAIRMAN MCINTYRE: Okay.

MS. NEMECEK: I only see the three lights on the garage doors; will you have an inset porch light?

MR. MAIORANO: There's going to be high hat lighting on the covered porch, and then there's a light fixture behind the column on the sides of the front door, garage door, and on the side of the back door.

MS. NEMECEK: Okay.

ACTING CHAIRMAN MCINTYRE: Any other questions before we open it up to the public hearing?

(No questions or comments.)

ACTING CHAIRMAN MCINTYRE: Okay. So I would like to make a motion that we open Application 17-34, 52 Hickory Hill Road, up to

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the public for their, I guess, comments; do I have a second?

MS. NEMECEK: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: The public hearing is now open on this application. If anybody would like to speak with regard to this, they should come up and introduce themselves, say what they have to say, and hopefully, we could address any concerns that any members of the public may have.

Would anybody here like to speak?

Okay. Just let us know who you are and where you live.

MR. FRASCONI: Dan Frascone, I'm at 55 Hickory Hill, right across the street.

ACTING CHAIRMAN MCINTYRE: Right across the street.

MR. FRASCONI: Not being a builder, this is a simple question: Excavation, I'm just wondering how they're going to excavate; how do you protect the surrounding, you know,

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pipes, plumbing, sewers? Is there any guarantee, any kind of money held in escrow in the event there is damage; insurance? How does it work?

ACTING CHAIRMAN MCINTYRE: Well, we could certainly have the applicant address your question. You know, just from, I guess, an opinion as to how something is done, it would be under the purview and oversight of the town, the building department, and our building inspector, but obviously there would be licensed contractors doing the work, and they would have to comply with the, you know, appropriate codes and rules and regulations when doing that type of work. Jay, is there anything or, Margaret, anything else that you want to add?

MS. UHLE: Any work that's within the town right-of-way, which is really where there would be a potential for some conflicts that you're concerned about, that work does require a permit from the highway department, and they do require bonds to sort of ensure that the work is done correctly. So I think as far as

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1 your concerns, that's what would address those
2 concerns. Otherwise, what they're doing on the
3 site, we never had any experience where that
4 affected adjacent properties.
5 MR. FRASCONE: And what do they
6 actually use? I mean, are we talking major
7 gigantic excavation; are we talking days and
8 days of digging? I guess you don't know until
9 you get in there; right?
10 MR. MAIORANO: Exactly.
11 MR. FRASCONE: So your guess is
12 20 feet by 30 feet you're excavating?
13 MR. MAIORANO: We just don't know
14 exactly in that area how deep it is of rock.
15 We did see there was some shale rock in front,
16 so that's easier to break.
17 MR. FRASCONE: How is that test done?
18 MR. MAIORANO: We did test in the
19 front and rear of the property. In the front,
20 we did see that there was rock present.
21 MS. UHLE: They actually dig a hole.
22 It's called a deep hole test. They actually
23 dig a hole to see whether they hit rock or
24 water at a certain point.

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1 MR. FRASCONE: The town has oversight
2 over there during the whole process, I presume?
3 MS. UHLE: Yes. With regard to the
4 deep hole test and anything with regard to
5 storm water drainage, the applicant has a
6 licensed engineer that designed the storm water
7 management plan. We have an engineer that
8 reviews that plan and witnesses the deep hole
9 tests, etcetera, and then we have an inspector
10 that will be out on the site, you know,
11 throughout the construction process.
12 If you do have any problems, you could
13 call our department and we'll get somebody out
14 there immediately as well. Typically,
15 fortunately, you know, it hasn't been an issue,
16 other than obviously construction can be
17 disruptive in terms of the noise, etcetera.
18 That's limited to Monday through Friday 8 to
19 6:00. They're not permitted to construct on
20 weekends. Obviously, it's going to be a little
21 disruptive while they're excavating and
22 constructing, but there are some parameters
23 they have to work within.
24 MR. FRASCONE: We had a movie filmed,
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1 that was disruptive enough. Can't be worse
2 than that. That went on forever.
3 ACTING CHAIRMAN McINTYRE: I hope you
4 were in it.
5 MR. FRASCONE: God forbid. Thank you.
6 I appreciate it.
7 ACTING CHAIRMAN McINTYRE: Anybody
8 else that would like to speak that's here?
9 (No comments.)
10 ACTING CHAIRMAN McINTYRE: Okay. I
11 think we can probably close it.
12 MS. UHLE: Close it, sure.
13 ACTING CHAIRMAN McINTYRE: So I would
14 like to make a motion to close the public
15 hearing on Application 17-34; do I have a
16 second?
17 MS. NEMECEK: Second.
18 ACTING CHAIRMAN McINTYRE: All in
19 favor.
20 (All aye.)
21 ACTING CHAIRMAN McINTYRE: The public
22 hearing at our meeting is now closed.
23 So do we have any sort of other sort
24 of comments, observations, or questions that we
25 would like to address with the applicant?

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the end of October. Realistically speaking,
that's about a month process.

MR. MAIORANO: Exactly.

MS. UHLE: So they could begin
construction end of October, early November if
everybody went smoothly.

ACTING CHAIRMAN MCINTYRE: Listen, I
guess my only comment, and it's really just a
comment in the fact that I am familiar with
this lot and this particular block, you know,
there is quite a bit of foliage and some pretty
significant trees, I think any effort to
salvage and save and protect some of the
existing older trees, because obviously it
takes quite awhile for a tree to grow and
mature to the size and condition some of these
trees, if any effort can be made to maybe go
the extra yard to salvage and protect some of
these trees, I think it would only make this
application that much better. In my opinion, I
certainty what's being proposed and what
you've presented will certainly only enhance
the neighborhood and, you know, the quality of
homes on that particular block and in our town.

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So that's really my only comments on this.

MS. NEMECEK: There's no chimney;
right?

MR. MAIORANO: There's no chimney, no.

ACTING CHAIRMAN MCINTYRE: Is there
any response to that point?

MR. MAIORANO: No. The applicant
would love to try and save as many trees as he
can as well.

MS. NEMECEK: That would be nice.

MR. MAIORANO: We'll take another look
at it.

MS. NEMECEK: Because there are quite
a few.

MR. MAIORANO: Sure.

ACTING CHAIRMAN MCINTYRE: Is there
any sort of venting coming through the roof
that's not indicated for the bathrooms right
now?

MR. MAIORANO: It will be probably
towards the rear. The boiler is a direct vent
system, but the roof hiding them as much as
possible. The black boot vents, they're very
low and not noticeable for the plumbing.

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ACTING CHAIRMAN MCINTYRE: So any other new business or issues that we need to discuss?

MS. UHLE: No, that's it.

ACTING CHAIRMAN MCINTYRE: So with that being said, I would like to make a motion to close the Architectural Review Board meeting of September 7th, 2017; do I have a second?

MS. NEMECEK: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: Thank you very much. This meeting is now closed.

MS. UHLE: Thank you guys.

(MEETING ADJOURNED.)

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CERTIFICATION

STATE OF NEW YORK

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 13th day of September, 2017.

DINA M. MORGAN,
Court Reporter

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