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EASTCHESTER ARCHITECTURAL REVIEW BOARD MEETING  
JANUARY 8, 2014  
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TRANSCRIPT OF THE TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING

..... X

HELD AT: Eastchester Town Hall  
40 Mill Road  
Eastchester, New York 10709  
January 8, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

- Laura Raffiani, Chairperson
- Enda McIntyre, Member
- Maria Bonasia, Member
- Carlos Garcia-Bou, Member
- Jennifer Nemecek, Member

EASTCHESTER EMPLOYEES IN ATTENDANCE:

- Margaret Uhle, Director of Planning
- Jay King, Building Inspector

DINA M. MORGAN, REPORTER  
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(914) 469-6353

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EASTCHESTER ARB - 1/8/15

THE CHAIRPERSON: Good evening,  
everybody, and welcome to the Architectural  
Review Board meeting for January 8th, 2015.  
Welcome.

I would like to call the meeting to  
order and Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance  
was said.)

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

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Maria Bonasia.

MS. BONASIA: Here.

THE CHAIRPERSON: First up tonight new  
business -- kind of new, kind of old -- Mickey

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EASTCHESTER ARB - 1/8/15

Spillane's, 14-42 application number, 429 White  
Page 2

3 Plains Road.  
4 MR. YANACITO: Good evening and happy  
5 new year to everyone. My name is John  
6 Yanacito. I'm an architect, and I'm  
7 representing Mickey Spillane's this evening,  
8 both Mike Hynes and Stephen Carty the owners.  
9 They said they were going to be here, but maybe  
10 they're running a little late.

11 So we're proposing additions and  
12 alterations to an existing structure located at  
13 429 White Plains Road. The proposed scope of  
14 work will include a second story addition over  
15 the existing footprint, construction of a new  
16 roof garden at the rear of the existing  
17 structure, and facade alterations.

18 The existing property is currently  
19 non-conforming with respect to the following  
20 zoning requirements: The front yard setback,  
21 the rear yard setback, both side yard setbacks,  
22 building coverage, and the total number of  
23 off-street parking spaces.

24 This application was presented to the  
25 Zoning Board, and the following area variances

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1 EASTCHESTER ARB - 1/8/15  
2 were granted on November 13th, 2014: A front  
3 yard setback and both side yard setbacks. The  
4 variances that were granted maintained the  
Page 3

5 existing non-conforming conditions. There was  
6 no increase to the degree of non-conformity.

7 Here we have the existing plans.  
8 Currently on the first floor there's a bar  
9 area, dining area, kitchen at the rear, and  
10 toilet rooms at the rear. On the second floor,  
11 there's an existing banquet room with toilet  
12 rooms and service area at the rear.

13 On the first floor, we're proposing to  
14 relocate the existing entrance to the  
15 restaurant and creating a new accessible  
16 vestibule. The entrance will be centered on  
17 the front elevation and the doors -- the  
18 proposed doors and glazing will match the  
19 existing doors and glazing that are there.

20 On the second floor, we're proposing  
21 to remove the existing service and toilet areas  
22 at the rear of the existing banquet hall and  
23 utilize the entire space for the banquet hall.  
24 We're also proposing to raise the roof in that  
25 area, and then construct a new clear story at

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1 EASTCHESTER ARB - 1/8/15  
2 the center of that space to allow more light to  
3 filter in. At the rear, we're proposing a two  
4 story addition and a roof garden. The two  
5 story addition will have toilet rooms and  
6 service areas with some storage above. The

7 roof garden is separated from the banquet hall  
8 by folding glass partitions, a NanaWall System.  
9 On the roof garden, we'll have 10 foot  
10 masonry walls on the sides in the rear to  
11 enclose it. We're also proposing to relocate  
12 all HVAC equipment to the lower roof over the  
13 kitchen area and construct a 6 foot high  
14 perimeter enclosure to conceal the equipment  
15 from the neighboring properties.  
16 On the facade, the front facade we're  
17 proposing to maintain the existing stone veneer  
18 at the base of the building and make repairs as  
19 required for the new openings. On the upper  
20 portion it will be a combination of glazed and  
21 stuccoed panels. On the two ends of the  
22 banquet room there will be folding partitions  
23 similar to the partitions at the rear leading  
24 out to the roof garden to allow the banquet  
25 hall to open up down to the street and allow

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1 EASTCHESTER ARB - 1/8/15  
2 for an open air feel through the banquet hall  
3 and throughout into the roof garden. At the  
4 area where we have the folding partitions, we  
5 will also have metal railings which will act as  
6 balconies looking out into the street and down  
7 onto the existing dining area at the sidewalk  
8 level.

9 I prepared a street facade drawing  
10 showing the existing conditions on White Plains  
11 Road and the proposed alterations. Basically  
12 you can see where the lower portion of the  
13 addition will match the height of the adjacent  
14 building and then jump up in the center for the  
15 clear story.

16 I also prepared this drawing, which is  
17 not included in the packet, which shows a  
18 detail of the facade here showing the existing  
19 stone veneer, the new glazing, folding  
20 partition NanaWall, the fixed glass unit,  
21 stucco panel, and then the cornice detail,  
22 which I provided a blow up here, which will be  
23 made up of Fypon corbels and moldings. Then  
24 here is a picture of what the building looks  
25 like today and color samples of what the

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1 EASTCHESTER ARB - 1/8/15  
2 proposed finishes will be. The stone veneer  
3 will remain, the panels and trim will be a gray  
4 finish with the inset panels a lighter shade of  
5 the gray, and then the cornices will either be  
6 the lighter shade of the gray or a white  
7 finish. Thank you.

8 If you have any questions, I'm happy  
9 to answer them.

10 MR. MCINTYRE: I guess the sort of  
Page 6

11 other components of the facade, the windows,  
12 the railings, do you have an idea what color  
13 those are?

14 MR. YANACITO: The window frames will  
15 be black and the wrought iron railings will  
16 also be black.

17 MR. MCINTYRE: Okay. Regarding the  
18 facade, specifically the sort of street-scape  
19 that you've prepared, and I think that cross  
20 section through the front of the building is  
21 very good and it provides, you know,  
22 significant amount of detail, but when I look  
23 at the street-scape, which is pretty much the  
24 new street-scape and, you know, the addition,  
25 I'm just -- I'm a little at odds with the, I

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1 EASTCHESTER ARB - 1/8/15  
2 guess, flatness of the facade, and the extent  
3 of those sort of large rectangular sort of  
4 stucco sections. It's a little --

5 MR. YANACITO: You mean above the  
6 windows here?

7 (Indicating.)

8 MR. MCINTYRE: I'm talking about the  
9 sort of flatness and the starkness of the  
10 facade in general.

11 MR. YANACITO: I think, you know, when  
12 you look at the amount of glass, it's mostly

13 glass the facade.

14 MR. MCINTYRE: Right, but it's really  
15 just a flat elevation. You know, there is  
16 really no roof. I kind of played with it a  
17 little bit myself, and I kind of looked at  
18 possibly the sort of introduction of a -- like  
19 a mansard roof sort of capping those sort of  
20 three components, like maybe some sort of --

21 MR. YANACITO: I think that's going to  
22 add a little more height to the building,  
23 though.

24 MR. MCINTYRE: I don't think it  
25 necessarily needs to do that. I think it's

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1 EASTCHESTER ARB - 1/8/15  
2 more of a dressing, more of a -- I guess a  
3 capping of the elevations.  
4 MR. YANACITO: Well, I think corbel  
5 is -- the approach here was the corbel was  
6 going to put a crown on the building. It's a  
7 heavy corbel and it's going to be very  
8 detailed, and I think it's going to give it  
9 enough texture at the top. I think the  
10 railings are going to be protruding further out  
11 at the facade. They're going to add flower  
12 boxes at the railings, so that's going to dress  
13 it up. If you look at a traditional English or  
14 Irish pub, a lot of them have the same features



15 of this building here where they have the  
16 buildings. If you look at the other Mickey  
17 Spillane's in Mamaroneck and in Mt. Vernon,  
18 it's similar details where they have these  
19 balconies with flower boxes.

20 MR. MCINTYRE: I'm not looking to, you  
21 know, really propose any changes to the windows  
22 and the balconies. I just think that the top  
23 of this elevation just needs to have -- when I  
24 look at it, it almost looks like an entry to a  
25 Dick's Sporting Goods in like a shopping mall.

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1 EASTCHESTER ARB - 1/8/15  
2 That's my opinion. I'm not looking to be, you  
3 know, negative to your design, I just like to  
4 propose that. I would like you to possibly  
5 take a look at something that I've done. If  
6 you say it's going to add a significant amount  
7 of height to the building, then obviously  
8 that's not something we're looking to do.  
9 We're just looking to try and make this as sort  
10 of aesthetically pleasing and as  
11 architecturally, you know, complete in light of  
12 where it is and what impact it's going to have,  
13 you know, on that street-scape.

14 MR. YANACITO: I thought I had  
15 accomplished that with the cornice on the top  
16 and making that a little heavier and providing  
Page 9

17 a lot of detail. If you look at a lot of old  
18 buildings on a main street, a lot of them have  
19 the flat roofs, and they have the huge corbels  
20 at the top and the cornices that are all very  
21 decorative.

22 MR. MCINTYRE: I still think you're  
23 looking at -- what's the height from the top of  
24 the window to the top of the parapet; what is  
25 that height? It's got to be 4 or 5 feet;

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1 EASTCHESTER ARB - 1/8/15

2 right?

3 MR. YANACITO: This is the section  
4 here. So if you look at this section, the  
5 interior of the banquet hall is 17 feet high.  
6 So all this glazing here is all --

7 MR. MCINTYRE: Right. From the top  
8 header to the top of parapet, what's that  
9 dimension?

10 MR. YANACITO: It's about 5, 6 feet.

11 MR. MCINTYRE: Right. So you have 6  
12 feet on -- you know that -- you have 6 feet on  
13 the left side and the right side, then you have  
14 a big piece of roof --

15 MR. YANACITO: A roof here like this?  
16 (Indicating.)

17 MR. MCINTYRE: Pardon me?

18 MR. YANACITO: Some type of roof

19 starting here coming down and going --

20 MR. MCINTYRE: Yes. I'm not looking  
21 to -- again, I sort of -- I sort of played with  
22 this a little bit, it's got more of a -- you  
23 know, almost like a --

24 MR. YANACITO: It's similar to what I  
25 did on the Crestwood Music building, the roof

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1 EASTCHESTER ARB - 1/8/15

2 like that.

3 MR. MCINTYRE: Right.

4 MR. YANACITO: The only thing, I thing  
5 the clear story is a very important feature  
6 here.

7 MR. MCINTYRE: You can still have that  
8 clear story. I don't necessarily think if, you  
9 know -- again, I just like you to look at it.

10 MR. YANACITO: Yeah, we can definitely  
11 take a look at it.

12 MR. MCINTYRE: Where it's on the north  
13 side you could possibly wrap it around.

14 MR. YANACITO: Well, I think we would  
15 only be able to wrap it around the clear story,  
16 because the rest of building comes right to the  
17 property line so it won't be able to turn the  
18 corner.

19 MR. MCINTYRE: Right, but I'm talking  
20 on this side, the north side of the building.

21 You have clear story on the --  
22 MR. YANACITO: We can't have the  
23 overhand going onto someone else's property. I  
24 don't think we can. The property line is  
25 literally right here.

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1 EASTCHESTER ARB - 1/8/15  
2 (Indicating.)  
3 MR. MCINTYRE: Well, again, I think it  
4 just needs to -- I would like you to look at  
5 it. I'm not saying this is what you have to  
6 do. I just think it may, you know, enhance the  
7 appearance of the building.  
8 MR. YANACITO: We could definitely do  
9 an option with a roof like that and see what it  
10 looks like.  
11 MS. UHLE: Well, also, and correct me  
12 if I'm wrong, I know you're suggesting a  
13 mansard roof, but I do think some of the issue  
14 may be just a big block of panel. So if you're  
15 talking about sort of maybe adding some more  
16 texture or detail, then there might be other  
17 options as well that achieve what you're  
18 talking about.  
19 MR. MCINTYRE: Yeah. I just think it  
20 needs to have some -- you know, it needs to --  
21 THE CHAIRPERSON: Break up the mass.  
22 MR. MCINTYRE: Right. You have your

23 ground floor, second floor, and your  
24 termination of the roof. I just think when I  
25 looked at it initially it kind of looked like

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1 EASTCHESTER ARB - 1/8/15  
2 it was -- you were almost entering into a large  
3 department store in a strip mall.  
4 MR. YANACITO: Okay.  
5 MR. GARCIA-BOU: That big panel,  
6 adding lights into those big panels, those  
7 sconces --  
8 MR. YANACITO: I'm sorry.  
9 MR. GARCIA-BOU: I don't know what  
10 size those sconces are on the front.  
11 MR. YANACITO: They're about 36 to  
12 42 inches tall. They're big fixtures.  
13 MR. GARCIA-BOU: You added that to  
14 break the big panel?  
15 MR. YANACITO: Basically this is the  
16 main floor of the banquet hall. Everything  
17 above here when you're standing in that space  
18 the building partitions are 9 feet tall, so  
19 everything else is way up high, so having the  
20 lanterns down at that scale it just -- it works  
21 as a functioning door, it's a balcony, the  
22 lanterns just seem to work nicely in that  
23 position instead of being higher up.  
24 MR. MCINTYRE: Again, I think I would

25 like you to look at it, John. And again, I

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1 EASTCHESTER ARB - 1/8/15  
2 think you do fantastic work, and we're  
3 certainly not up here looking to red line your  
4 design, absolutely that's not the case, but I  
5 just think that this would make the facade of  
6 this building a lot more --

7 THE CHAIRPERSON: Balanced.

8 MR. MCINTYRE: Yeah. I think it would  
9 look like it sort of, you know, it's in harmony  
10 with the rest of the street-scape.

11 MR. YANACITO: We can definitely take  
12 a look at that. The fact that it doesn't  
13 actually turn the corner anywhere --

14 MR. MCINTYRE: Then they're the  
15 details you need to figure out. I just looked  
16 at it on I think one of other elevations where  
17 you do have clear story going around on that  
18 side, and I just think if we were to do  
19 something like that --

20 MR. YANACITO: The cornice was going  
21 to carry around the entire clear story and just  
22 beyond the two front end pieces, which I think  
23 we can do with the roof. The roof can  
24 definitely carry across the clear story. The  
25 only thing is the clear story is there to bring

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1 EASTCHESTER ARB - 1/8/15  
2 light in, so we don't want to create too of an  
3 overhang and then defeat the purpose of having  
4 the clear story.

5 MR. MCINTYRE: Right. I think this is  
6 more for architectural merit and more of an  
7 aesthetic than -- you know -- than it being a,  
8 you know, roof per se. It's still going to be  
9 a flat facade. I think you just want to give  
10 something --

11 MR. YANACITO: I think then the corbel  
12 does that.

13 MR. MCINTYRE: The corbel is not the  
14 issue. The corbel is not the issue. The issue  
15 is the amount of flat stucco you have there.  
16 You have almost five or 6 feet of flat stucco  
17 there. That's the issue that --

18 MR. YANACITO: Not necessarily. The  
19 flat stucco is only about 3 feet because that's  
20 when the corbel starts. The whole trim --

21 MR. MCINTYRE: It's 3 feet 9, is it  
22 not? That's almost 4 feet.

23 MR. HYNES: I'm Mike Hynes, by the  
24 way. Can I interject here?

25 MR. YANACITO: Yes, it's 3 foot 9.

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1 EASTCHESTER ARB - 1/8/15

2 The inset panel is 3 foot 9, yes.

3 MR. HYNES: Part of the issue that you  
4 will have with a mansard roof, what we  
5 currently experience in Mamaroneck, is ice,  
6 especially the time of year like this. Right  
7 now we have -- anything that overhangs or  
8 anything that sticks out in this cold weather  
9 from that height comes crashing down. Any time  
10 it snows in Mamaroneck the first thing before  
11 we even clear the sidewalk, we need to clear  
12 the mansard roof that we have that comes. Even  
13 though that slope is severe, it's like 16 pitch  
14 on that, anything that sticks it freezes.  
15 That's why I would have liked to have copied  
16 Mamaroneck for the mansard that you're talking  
17 about and put a lid on top of the roof per se,  
18 but the danger in that was what we experienced  
19 already in Mamaroneck.

20 To the second point of the large  
21 panels of stucco, I think that could be simply  
22 addressed by if we put a raised paneling on  
23 that and maybe scallop the edges, or maybe --  
24 you can actually add way more depth to that.  
25 Because of the property line right next door

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2 with the Veterans and the way it wraps around,  
3 we don't have much of an option for anything  
4 like to raise forward, because it really is  
5 flat. I understand what you guys are saying  
6 about the mansard, but there is a danger with  
7 ice, and then we have to get the ice catchers  
8 and all of that, and then we're sticking in  
9 other things, and that was my fear with that  
10 type of roof.

11 MR. MCINTYRE: And that's a valid  
12 point, but I think -- you know, I used the term  
13 mansard roof because I just wanted to introduce  
14 something that finishes each of these sort of  
15 columns of facade as opposed to just a sort of  
16 heavy cornice. You know, I'm not necessarily  
17 saying that this is the be all and end all.  
18 However, I would like you to look at it, if  
19 you're open to that, and possibly looking at  
20 something that would terminate those three sort  
21 of columns of elevation so that it gives this  
22 building and gives this facade more of a  
23 presence on -- you know, on the street.

24 MR. HYNES: Just to add to that again,  
25 one of ways we did that in Mamaroneck -- I'm no

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1 EASTCHESTER ARB - 1/8/15  
2 architect, trust me -- one of the ways we did

3 that in Mamaroneck was we put a soldier course  
4 of brick starting above the header of the  
5 windows. So it actually just broke it up a  
6 little bit. It was a simple fix, but very  
7 effective. When you see the soldier course of  
8 brick above the top, that little bit of a gap,  
9 and maybe the raised panel and then right  
10 underneath the facade and have the corbels and  
11 all of that, it's a simple fix. I absolutely a  
12 hundred percent want to have the best looking  
13 building on the street from here to White  
14 Plains and all the way around Route 22. So  
15 whatever you give us we're going to take and  
16 we're absolutely trying to make it better. So  
17 we're well open to that.

18 MR. YANACITO: We'll try to come up  
19 with something.

20 MR. MCINTYRE: Again, you guys are a  
21 great addition to our community. I certainly  
22 am a patron and know you guys for as long as  
23 you've been here. And again, I think I, as  
24 well as my fellow board members, we sort of  
25 echo what you just said, and we would certainly

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1 EASTCHESTER ARB - 1/8/15  
2 Like, you know, this to be as nice a project as  
3 it can. And again, I'm not looking to say that  
4 this is the way it has to be. I'm giving you

5 my personal opinion as to what my initial sort  
6 of thoughts were, and if there is something  
7 that you can maybe respond to and maybe, you  
8 know, we can sort of meet somewhere in between  
9 to make this as good as it can be, then that's  
10 really all I'm asking.

11 MR. YANACITO: Again, I tried to do it  
12 with the cornice to give it some weight at the  
13 top.

14 MR. MCINTYRE: Again, I like that and  
15 I think that's more evident in the cross  
16 section in that drawing that you showed us  
17 tonight. However, I'm a little bit --

18 MR. YANACITO: Because I think the  
19 mansard roof if it's going to stick forward --

20 MR. MCINTYRE: I'm not looking for it  
21 to stick out too much.

22 MR. YANACITO: It will be the same as  
23 what this cornice is sticking out. The cornice  
24 is only sticking out about 13 inches.

25 MR. MCINTYRE: But again, this --

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1 EASTCHESTER ARB - 1/8/15  
2 THE CHAIRPERSON: You have a whole  
3 different material -- I think if you break up  
4 that large second floor, that appearance of a  
5 top heavy kind of a facade --  
6 MS. UHLE: But I think you understand

7 the concern he can't design it here, so you're  
8 going to go back and try to come back with  
9 an alternative.

10 MR. YANACITO: We'll try to put  
11 something on top that --

12 MR. MCINTYRE: And it is a pretty  
13 imposing elevation. It's going to be -- you  
14 know, it's going to be the newest, it's going  
15 to be the biggest in that street-scape, so, you  
16 know, it needs to have its own identity.  
17 We're not looking to -- you know, we're not  
18 looking to have, you know, something that looks  
19 like it should belong elsewhere on a much wider  
20 strip of roadway in the middle of our town.  
21 You can't keep this guy down.

22 MR. HYNES: I never got a chance to  
23 use this. Again, in regards here to bringing  
24 down that roof, if we were to bring a roof  
25 across the top of the stone, if you can get

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1 EASTCHESTER ARB - 1/8/15  
2 what I'm picturing, this is a small roof just  
3 above the top of stone just to break up what  
4 you might feel -- would that be --  
5 MR. MCINTYRE: That's not the issue,  
6 Mike. The issue is -- I'm fine with the first  
7 floor. The second floor is all windows, as  
8 John has sort of clearly, you know, conveyed to

9 us. It's really above the clear story and, you  
10 know, fixed panels you have a large --

11 THE CHAIRPERSON: Did he take a look  
12 at this? I know John did.

13 (Indicating.)

14 MR. MCINTYRE: You have a large  
15 section of flat stucco panels.

16 MR. YANACITO: Another option is to  
17 drop the building down. We could drop the  
18 building down a bit.

19 MR. MCINTYRE: Isn't that a concern  
20 where you're looking to maximize the head  
21 height?

22 MR. YANACITO: We're at 17 feet in the  
23 banquet hall.

24 MS. NEMECEK: How about instead of  
25 that, moving some of the stone you have

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1 EASTCHESTER ARB - 1/8/15  
2 weighted on the bottom up a little?

3 MR. YANACITO: We could. It's right  
4 in line with the second floor right now and  
5 that's where the balconies start. So it could  
6 wrap around and --

7 MS. NEMECEK: You know, just to bring  
8 these columns, especially in the middle, maybe  
9 bring the stone up in the center just to meet  
10 it halfway right above the lighting just in

11 those two columns. Do you understand?

12 MR. HYNES: We did that actually -- if  
13 you're familiar with our Mamaroneck location,  
14 we did that right up the middle. So it looks  
15 like the two columns of stone are supporting  
16 the whole roof coming down.

17 MS. NEMECEK: Right. The stone go up  
18 a little bit.

19 MR. HYNES: If John permits, if the  
20 Board permits, whoever permits, whoever is  
21 giving me the permit, we have absolutely no  
22 problem getting rid of that 3 foot 9, bringing  
23 this down 3 foot 9. We can eliminate the  
24 panels. That's the simplest thing. We still  
25 keep the look.

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1 EASTCHESTER ARB - 1/8/15

2 MR. MCINTYRE: So really this sort  
3 of --

4 MR. YANACITO: What was really driving  
5 the height of this banquet hall is in the  
6 spaces beyond where the service areas are, it  
7 was going to be toilet rooms, prep area, and  
8 coat room on the lower portion and some storage  
9 above. So we'll just lose the storage above by  
10 lowering the ceiling. We won't be able to get  
11 two 8 foot ceilings stacked on top of each  
12 other with a foot of structure, so we would

13 just have a taller service area or storage area  
14 you could access through a hatch or pull down  
15 stair.

16 MS. NEMECEK: I'm not talking about  
17 lowering anything. I'm just telling you it  
18 would look decoratively better or more balanced  
19 if you just moved some of the stone facade up.  
20 It's stone facing. You can bring that up a  
21 little bit more. You don't have to touch  
22 anything else.

23 MR. YANACITO: Yes, but it would only  
24 be on these two towers basically and maybe the  
25 two ends here. We could definitely do that.

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1 EASTCHESTER ARB - 1/8/15

2 MS. UHLE: I'm not sure that addresses  
3 Enda's concern.

4 MR. MCINTYRE: This is all aesthetics.  
5 Reducing the height of the building, that's a  
6 little bit more than aesthetics, because not  
7 many applicants are looking to come in here and  
8 just, you know, concede that right off the bat.  
9 Like I understand 17 feet is a pretty imposing  
10 height, but again, we would like you to look at  
11 this, John, because we would like some balance  
12 and some differentiation that you have the  
13 first floor obviously, it's the stone, you have  
14 the second floor which really is determined by

15 all of these, you know, wall of glass, and then  
16 the third floor we just wanted something more  
17 than a heavy cornice and panels of stucco.  
18 That's all. I think it just needs to have some  
19 architectural merit. You look at it, it's a  
20 well designed building, it fits into the  
21 street-scape, you know, it's got its own  
22 character. You want this to be a -- you know  
23 -- a known entity. You want it to have its  
24 own presence and identity. I just think that  
25 this will enhance that.

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1 EASTCHESTER ARB - 1/8/15  
2 THE CHAIRPERSON: Another way to look  
3 at it is that right now it looks -- it appears  
4 like you have a very, very, very tall second  
5 floor on top of this just from the facade point  
6 of view, and I think if you broke that second  
7 floor up into two different areas, whether it  
8 be roofing or something else, that made it look  
9 like it was more like two and a half stories  
10 rather than a heavy second one, because  
11 typically in the classical buildings the floors  
12 as they go up they get smaller and this is kind  
13 of top heavy. So if you could just create the  
14 illusion like there's another story in some way  
15 on the facade, I think it would help that.

16 MR. YANACITO: I agree that these



17 panels if they were shorter or even didn't  
18 exist, it would definitely help.

19 MR. MCINTYRE: Again, this wouldn't be  
20 as imposing if it wasn't in the location which  
21 it is, you know, because it's right sort of in  
22 the middle of the street-scape and the building  
23 next it, you know, is almost sort of Dutch  
24 colonial. It is a little bit higher, but it's  
25 going to be sort of maybe the same height. The

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1 EASTCHESTER ARB - 1/8/15  
2 one next door is equal, if not a little bit  
3 smaller. I think there needs to be a balance.  
4 I think this just is a little too imposing for  
5 me.

6 MS. NEMECEK: And the lighting, you're  
7 not going to keep the goosenecks over the sign  
8 anymore, are you?

9 MR. YANACITO: I think we were going  
10 to do away with the gooseneck lighting. Are  
11 you?

12 MR. HYNES: Ideally, again --

13 MS. NEMECEK: From up here down?  
14 (Indicating.)

15 MR. HYNES: From my experience, to  
16 wash it down that much you need some powerful  
17 light on top. I think the balance is on the  
18 top we could wash it down maybe to the first

19 floor and then maybe in a middle wash it up a  
20 little and wash it down. Do you get that?

21 MR. MCINTYRE: We do get it, but, you  
22 know -- I hear what you're saying, but I think  
23 that's something we would really need to sort  
24 of see. I think you could do that. There are  
25 lights that sort of go up and down.

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28

1 EASTCHESTER ARB - 1/8/15

2 MR. HYNES: Like a hockey puck on top,  
3 and then light that would wash up 3 or 4 feet.  
4 I don't want it to be seen from Mars, but Venus  
5 would suffice.

6 THE CHAIRPERSON: I had one other  
7 question, which is not so much ARB, but I just  
8 happened to notice on the floor plan for the  
9 second floor, the restroom space seems very  
10 similar to the space that you have downstairs,  
11 almost mirrored, only the actual what you have  
12 here is less. I was wondering if there was --  
13 I don't know, maybe it's an ADA thing, I'm not  
14 really sure --

15 MR. YANACITO: This one is  
16 completely -- they would both be ADA  
17 compatible.

18 THE CHAIRPERSON: But isn't the one  
19 downstairs any way?

20 MR. YANACITO: I don't think it is. I

21 don't think the one downstairs is.

22 THE CHAIRPERSON: The ones downstairs?

23 Because they appear to be very similar in the

24 space --

25 MR. YANACITO: In size.

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1 EASTCHESTER ARB - 1/8/15

2 THE CHAIRPERSON: So if you could

3 get -- because what you have downstairs is

4 more, you have more bang for the buck, and

5 from --

6 MR. YANACITO: The occupant load

7 downstairs is much larger than upstairs.

8 THE CHAIRPERSON: It's still never

9 enough. I'm sure even now what you have

10 upstairs, then you'll have more, I just think

11 that from a standpoint of, you know, while it's

12 there and it's open and you're doing it,

13 whatever, to be able to get out of that same

14 space what you have downstairs, if you have the

15 space and you could do that --

16 MR. YANACITO: The fixtures you mean?

17 THE CHAIRPERSON: Yeah. I mean, it's

18 like a waste of a space. You know what I mean?

19 MR. YANACITO: Well, we need this

20 space here for turnaround. You really can't

21 get anymore fixtures in this room without

22 making the room bigger. Even this one, once

23 you get a 5 foot radius in there it's going to  
24 be very tight. This right now is calculated as  
25 per New York State code, the number of fixtures

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1 EASTCHESTER ARB - 1/8/15

2 we need in the entire building.

3 THE CHAIRPERSON: I don't know, it  
4 just doesn't make sense to me. You have more  
5 capacity in the men's room than the women's.

6 MR. YANACITO: One is a urinal and one  
7 is a toilet.

8 THE CHAIRPERSON: I know, but it still  
9 is capacity.

10 MR. YANACITO: The way the code -- you  
11 know, you need a certain number of fixtures in  
12 the building, and the urinal counts as a  
13 fixture and the toilet counts as a fixture.

14 THE CHAIRPERSON: That hallway at the  
15 end is like a waste of space.

16 MR. YANACITO: This is basically  
17 access out to the roof garden from the service  
18 area. They don't have a kitchen on this floor,  
19 so all the food has to come from below, up a  
20 flight of stairs, into this prep area, and then  
21 this hallway serves as the service area for the  
22 roof garden and the banquet hall.

23 THE CHAIRPERSON: Right.

24 MR. YANACITO: And also access from

25 the roof garden to the restrooms. Instead of

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31

1 EASTCHESTER ARB - 1/8/15

2 walking through the banquet hall, these doors  
3 here allow access into that back area. There  
4 is only just one access.

5 THE CHAIRPERSON: Even if you utilize  
6 the end of the hallway as part of the restroom  
7 area, and then, you know, move that door a  
8 little bit further -- the second door a little  
9 bit further. Whatever. I just think there  
10 could be better use of the space. You're  
11 starting from scratch up there and --

12 MR. YANACITO: Yes, this definitely  
13 could be rearranged a bit if it had to be.

14 THE CHAIRPERSON: That's just a  
15 suggestion on that from a patron. That's more  
16 a logistic than anything else.

17 I guess we can open up the public  
18 hearing. I would like to make a motion to open  
19 up Application 14-42 to the public hearing.

20 MR. MCINTYRE: Second.

21 THE CHAIRPERSON: All in favor.

22

23 (All aye.)

24

25 THE CHAIRPERSON: Anybody here?

1 EASTCHESTER ARB - 1/8/15  
2 Please. Welcome. Introduce yourself, please.  
3 MR. LEVY: David Levy, 220 Hillside  
4 Place. I'm the back neighbor.  
5 THE CHAIRPERSON: Okay.  
6 MR. LEVY: You know, as you said  
7 before, these guys are great for the  
8 neighborhood. They're great neighbors. My  
9 only concern is sound in the back. So far  
10 everything I've brought up to them and they've  
11 brought up to me, everything seems like it's  
12 going to work and I'm here to support it. But  
13 I sit here and I listen and you see the way  
14 this looks, it looks very -- the whole thing to  
15 me sitting here listening it looks very, I  
16 don't know, French provincial or bordeaux-ish  
17 the way it's set up. I'm not an architect, I  
18 used to just put these things together, I  
19 didn't design them. I think it looks very  
20 commanding the way it sits. It looks maybe  
21 from I guess you would say antebellum southern  
22 look from like early America prior to the Civil  
23 War. It looks big and inviting with these two  
24 columns here and these two big lights. I think  
25 that the panels across centers everything, your

1 EASTCHESTER ARB - 1/8/15  
2 eye, your focus when you look at it. To me  
3 it's a very inviting building, and we've talked  
4 about this often, with all the lights up here  
5 and all the big windows. You wouldn't have to  
6 use that much electricity light to see what's  
7 on their menu during the day in the warm  
8 weather in the summer. As I get older and I  
9 carry glasses, most of these places you can't  
10 see what's on the menu. To have a natural  
11 light coming in through all these windows is a  
12 beautiful way to do things for us. I know what  
13 Michael was saying about snow and ice falling  
14 off the building, especially after you're done  
15 shoveling and somebody comes walking in here, a  
16 couple of hours of some warm weather and late  
17 sun coming down on the building, the stuff  
18 loosens up and fall, you're busy, you got to  
19 keep your help inside and take care of the  
20 customers, not running outside to police what's  
21 sliding off the fancy building. I think the  
22 building looks beautiful the way it is. Again,  
23 I think those two long columns set it off and  
24 make it look, I don't know, powerful or make it  
25 look inviting but powerful especially with

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2 these lights, the two lights on either one of  
3 those columns. I think if you would change the  
4 cornice on the top of building, it would really  
5 make it look out of place, where now it looks  
6 like it's inviting. I mean, eventually  
7 everything goes up. I mean, you look at all  
8 the rest of those buildings on Mill Road,  
9 they're all one story buildings. It's a waste  
10 of space. If they could knock all those  
11 buildings down on Mill Road and put a two story  
12 building up, have commercial downstairs and  
13 offices upstairs or apartments upstairs, it  
14 would be a much better use of space. I don't  
15 know, I just think that eventually the other  
16 buildings on the street-scape going north those  
17 little buildings they're eventually going to  
18 bring those up any way, at least the height of  
19 the houses behind it. All the houses behind  
20 it -- all the houses in the block are three  
21 story houses. That's it. But I'm here in  
22 support.

23 THE CHAIRPERSON: Thank you.

24 MR. MCINTYRE: Thank you.

25 MR. YANACITO: To address David's

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35

1 EASTCHESTER ARB - 1/8/15  
2 concerns about the sound panels, we did -- we  
3 are proposing to put sound panels on the walls  
Page 32



4 on the inside of this roof garden. They're  
5 metal acoustical panels which absorb the sound  
6 and will control the level of the noise. These  
7 are a decorative type. They're rectangles in  
8 shape, and then you could place them on the  
9 walls and make it look attractive.

10 MR. MCINTYRE: So they go, John, on  
11 the north wall and south wall?

12 MR. YANACITO: Well, they could go on  
13 this wall also. Just this wall it wouldn't,  
14 this is all glass here, but it could definitely  
15 go on three sides. These are 10 foot masonry  
16 walls that are going to enclose the garden  
17 area. Also some plantings will help and  
18 planter boxes.

19 MR. MCINTYRE: What's the flooring  
20 proposed for that?

21 MR. YANACITO: Stone pavers floating  
22 on pedestals with a drainage system below.

23 MR. MCINTYRE: And is that sort of --  
24 is that considered a dining area?

25 MR. YANACITO: Yeah. It will be an

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36

1 EASTCHESTER ARB - 1/8/15

2 extension of the banquet room.

3 THE CHAIRPERSON: Weather permitting.

4 MR. MCINTYRE: And the roof top  
5 equipment, I guess all of the new squares that

6 you indicate, is that new equipment?

7 MR. YANACITO: Yes, it will be all new  
8 equipment. We have a section here that show  
9 it. On this section here, you can see these  
10 are the masonry walls here. This is the lower  
11 roof over the kitchen area with the new  
12 equipment, and all the duct work will run  
13 within the space the floor area, because the  
14 floor is built up. The existing roof that's  
15 there now is built up, so we're going to build  
16 up the floor in the banquet hall to align with  
17 the existing roof level. So it will give us  
18 enough space to run all the duct work within  
19 the floor there and back out to the lower roof  
20 over the kitchen area.

21 MR. MCINTYRE: And those four squares  
22 that you indicate, that's new equipment; right?

23 MR. YANACITO: New equipment, yes.

24 MR. MCINTYRE: Is there existing  
25 equipment there?

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37

1 EASTCHESTER ARB - 1/8/15

2 MR. YANACITO: There is a lot in this  
3 area right now and there's some equipment there  
4 also. Everything is getting relocated from  
5 this area down to that lower roof, and then  
6 we'll also construct a 6 foot high perimeter  
7 wall around the equipment to conceal it.

8 MR. HYNES: The equipment there right  
9 now is 10, 15 years old, obviously everything  
10 has improved. So we will be condensing enough  
11 with the equipment and we'll be condensing all  
12 that noise -- let me rephrase that -- we'll be  
13 condensing that sound to allow sound in that  
14 little area, and with the wall and everything  
15 we'll be minimizing it completely. Being on  
16 Route 22 absolutely, anyone who travels it --  
17 it's very hard, absolutely extremely hard to  
18 hear anything. If you stand there right now  
19 with the old stuff, you will hear nothing. So  
20 it's really very, very low decibels.

21 MR. GARCIA-BOU: The section that you  
22 brought in, where was that section taken on the  
23 double?

24 MR. YANACITO: This section? On the  
25 elevation?

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38

1 EASTCHESTER ARB - 1/8/15

2 MR. GARCIA-BOU: Yes.

3 MR. YANACITO: It was taken on the  
4 lower portion somewhere right here. It's  
5 basically the section and the partial elevation  
6 here, so it's kind of cut right through that  
7 area here. So you see the stone comes straight  
8 up, it's all stone here, and then the railing,  
9 the glazing.

10 MR. GARCIA-BOU: The center part would  
11 be higher; right?

12 MR. YANACITO: Yes. The clear story  
13 would be higher than this. So the panel there  
14 is a little bit taller than the two on the side  
15 than the 3 foot 9 and a quarter that's shown on  
16 this section.

17 MR. MCINTYRE: Is there anybody else  
18 here that would like to speak with regard to  
19 this application?

20

21 (No comments.)

22

23 THE CHAIRPERSON: Make a motion to  
24 close the public hearing for Application 14-42.

25 MR. MCINTYRE: Second that.

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39

1 EASTCHESTER ARB - 1/8/15

2 THE CHAIRPERSON: All in favor.

3

4 (All aye.)

5

6 THE CHAIRPERSON: Any other further  
7 comments from the board?

8 MR. GARCIA-BOU: There is just one  
9 more thing. I am assuming that you are keeping  
10 the stone coping between the stone and new  
11 stucco area; are you keeping that or changing

12 that?

13 MR. YANACITO: That will be a new  
14 stone coping, new flashing, because we're  
15 redoing the entire facade above that, and also  
16 the way the second floor has to work with the  
17 new balconies. So there is going to be a  
18 little bit of change at the top.

19 MR. GARCIA-BOU: You're introducing a  
20 new stone piece?

21 MR. YANACITO: New stone ledge with  
22 the flashing.

23 THE CHAIRPERSON: But at the same  
24 place -- where the stone is where the stone is?

25 MR. YANACITO: Yea, it's approximately

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40

1 EASTCHESTER ARB - 1/8/15  
2 at that same location, about the second floor  
3 level.

4 MR. MCINTYRE: Any flagpoles or  
5 anything being proposed, because I know you  
6 guys trade flags?

7 MR. HYNES: Absolutely.

8 MS. UHLE: Actually, our zoning law  
9 doesn't permit flags. That's the sign law. Do  
10 you have photographs there? There's like five  
11 in that photograph right there.

12 THE CHAIRPERSON: Is that technically  
13 correct, by the way, or is the America flag

14 supposed to be on the right side of the  
15 building?

16 MR. LEVY: As you face the building,  
17 the United States flag is to the left, the  
18 state flag is always to the right. That's  
19 federal law.

20 MS. UHLE: That law applies to  
21 government agencies not to private individuals.

22 THE CHAIRPERSON: There are specific  
23 laws about hanging the America flag on the  
24 building in relation to other flags.

25 MS. UHLE: Do you have any more

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41

1 EASTCHESTER ARB - 1/8/15

2 comments on this application?

3 MR. MCINTYRE: No.

4 MS. UHLE: So the first comment is  
5 you're going to consider either a mansard roof  
6 or another approach to dealing with those  
7 panels or to terminate the three columns on the  
8 elevation or to distinguish each story. You  
9 got that, right?

10 MR. YANACITO: Yes.

11 MS. UHLE: Then the other thing is to  
12 come back showing whatever the proposed  
13 lighting is going to be, and potentially  
14 consider adding more fixtures or stalls to the  
15 restrooms. That was it.

16 THE CHAIRPERSON: So with those  
17 recommendations, I would like to make a motion  
18 to pass the application along to the Planning  
19 Board with the recommendations.

20 MR. YANACITO: Do these changes go to  
21 the Planning Board or come back to you?

22 MR. MCINTYRE: Timing wise what's --

23 MR. YANACITO: I don't think it really  
24 matters, because we can't get on the next  
25 agenda for the Planning anyway.

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42

1 EASTCHESTER ARB - 1/8/15

2 MS. UHLE: I think for this level of  
3 detail you really need to have them come back  
4 here. Just as a policy for that kind of thing  
5 it really should be coming back to the ARB.

6 THE CHAIRPERSON: So back to us with  
7 these.

8 MR. MCINTYRE: Thank you.

9 MR. YANACITO: Thank you.

10 THE CHAIRPERSON: Next up we have  
11 Application 14-55, 54 Webster Road.

12 MR. YANACITO: Good evening, again.  
13 My name is John Yanacito. I'm an architect and  
14 I'm representing Mr. and Mrs. Anthony  
15 Annunziata, the owners of the single family  
16 residence. We're proposing alterations and  
17 additions to the existing single family

18 residence.

19 The proposed scope of work will  
20 include: Removal of an existing detached  
21 garage at the rear yard, construction of an  
22 addition along the side of existing residence,  
23 and reconfiguration of the existing driveway  
24 and retaining wall of the front yard.

25 This application was presented to the

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43

1 EASTCHESTER ARB - 1/8/15  
2 Zoning Board and area variances were granted on  
3 November 20th, 2014 for the following  
4 conditions: First was for a front yard  
5 setback; second was for a rear yard setback;  
6 third was for a side yard setback; and the  
7 fourth was for total principal building  
8 coverage.

9 The addition on the first floor will  
10 consist of a new one car garage, a family room  
11 and a bedroom suite at the rear. On the second  
12 floor, the addition will consist of the  
13 expansion of two existing bedrooms and the  
14 creation of some more closet space. On the  
15 exterior elevation, we're proposing to extend  
16 the existing two story mass and roof  
17 configuration over to the right side of the  
18 building, and then construct one story  
19 additions at the front and rear with gable



20 roofs. The addition at the front will have a  
21 steeper pitch than the one at the rear, and it  
22 will match the pitch of the existing entrance.  
23 This is showing the existing elevation as it is  
24 today with the proposed below and photographs  
25 of the existing conditions here today.

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44

1 EASTCHESTER ARB - 1/8/15

2 As far as the materials, the wall  
3 surfaces will be a stucco finish to match the  
4 existing, the roof will be asphalt to match  
5 existing also, the windows will be vinyl clad  
6 in a white finish to match existing, trim  
7 boards will be painted AZEK to match existing,  
8 and the garage door will be a stained wood to  
9 match the existing front door.

10 If you have any questions, I'm happy  
11 to answer them.

12 MR. MCINTYRE: So the variance on the  
13 right-hand side, what's the required setback  
14 there; 3 foot or 9 foot?

15 MR. YANACITO: 9 feet is the required  
16 setback and 5 is the proposed on the side yard.

17 MR. MCINTYRE: Right.

18 THE CHAIRMAN: Also, the building  
19 that's coming down was like up against the  
20 property line?

21 MR. YANACITO: Yes. The garage was

22 closer than the 5 feet. It was probably about  
23 3 feet at the side at the rear. This basically  
24 opens up more of the back yard to make a better  
25 space in the rear, and it also reduces a large

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45

1 EASTCHESTER ARB - 1/8/15  
2 amount of coverage because we've eliminated the  
3 entire driveway going up to the back of the  
4 house. We actually reduced the impervious  
5 surfaces even though we got a variance for the  
6 total coverage of the building.

7 THE CHAIRPERSON: I think the new  
8 garage actually helps to maintain the character  
9 of the existing building.

10 MR. YANACITO: I think it balances it  
11 well. I mean, we wanted to try to use the  
12 brick there, but it would have been very hard  
13 to match the brick so we decided to go with  
14 stucco on the garage.

15 MR. GARCIA-BOU: What is the elevation  
16 between the driveway and the entryway, 3 feet,  
17 2 feet?

18 MR. YANACITO: I'm sorry, what was the  
19 question?

20 MR. GARCIA-BOU: The elevation between  
21 the driveway and the new garage, that step down  
22 there.

23 MR. YANACITO: This step here?

24  
25

MR. GARCIA-BOU: Yes.  
MR. YANACITO: It will be a retaining

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46

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EASTCHESTER ARB - 1/8/15

wall.

MR. GARCIA-BOU: How high is that?

MR. YANACITO: Basically we're taking  
this driveway and sliding it over.

MR. MCINTYRE: So like around 2 feet,  
two and a half feet?

MR. YANACITO: Yes, two and a half.

MR. GARCIA-BOU: It doesn't require  
any railings for that?

MR. YANACITO: No. 30 inches.

THE CHAIRPERSON: The material on the  
garage door, is that similar to the front door?

MR. YANACITO: Yes. We're going to  
match the existing front door, which is a  
stained wood.

MR. GARCIA-BOU: The roof will be  
matching, the same thing?

MR. YANACITO: Yes. We'll probably  
replace all the roof shingles, but it will be  
the same color that it is today.

MR. MCINTYRE: Is there -- where are  
the condensers being proposed, the air  
conditioning condensers?

MR. YANACITO: The air conditioning is  
Page 43

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47

1 EASTCHESTER ARB - 1/8/15  
2 existing. I believe they're in this side yard  
3 here. The house currently has central air.  
4 MR. MCINTYRE: Right.  
5 MR. YANACITO: I believe it is in this  
6 area here.  
7 MR. MCINTYRE: All right, that's just  
8 something -- I think you're grandfathered in  
9 with 8 feet where it's probably permissible 9.  
10 You can't really put it on the right side,  
11 because --  
12 MR. YANACITO: Or else it's got to go  
13 back here.  
14 MR. MCINTYRE: That's just something  
15 to note on the next rendition of this.  
16 MR. YANACITO: Right. I'll note this  
17 on the next application.  
18 MS. BONASIA: Any possibility to  
19 change the front door of that main entrance?  
20 It seems like the garage door is overpowering  
21 the front entrance door, and it's, like,  
22 becoming secondary.  
23 MR. YANACITO: Well, I think -- well,  
24 the garage doors are always overpowering.  
25 MS. BONASIA: Yes, but a better

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48

1 EASTCHESTER ARB - 1/8/15

2 Looking.

3 MR. YANACITO: Well, the fact that it  
4 does have a storm screen in front of it takes  
5 away from the door. I mean, it's a very nice  
6 door, the door that's there.

7 MS. BONASIA: You mean the existing  
8 door?

9 MR. YANACITO: The existing door. I  
10 think you could probably see it better on this  
11 photograph. It's got the same vertical lines,  
12 and it's an oak finish door. The screen door  
13 in the front kind of takes away from it, but --

14 MR. MCINTYRE: John, any thoughts of  
15 sort of any lighting? I think maybe if you  
16 could introduce --

17 MR. YANACITO: I think right now  
18 there's an existing light right over the door  
19 here, and we'll add similar fixtures on either  
20 side of the garage door.

21 MR. MCINTYRE: I think if you put some  
22 carriage lights either side of the garage and  
23 possibly either side of the front door, I  
24 think --

25 MR. YANACITO: We could. The only

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EASTCHESTER ARB - 1/8/15

thing, the front door they would get pretty low, I think. If we try to get them in here, they might be a little too --

THE CHAIRPERSON: Tight?

MR. YANACITO: Yes. Right now there's one right over the arch there.

MR. MCINTYRE: Right. I see it.

MR. YANACITO: Two fixtures similar to that and bring them over to the garage.

MR. MCINTYRE: All right. Do we want to open up the public hearing on this?

So I would like to make a motion that we open the public hearing on Application 14-55, 54 Webster Road.

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: The public hearing is now open on this application. If anybody is here and would like to speak on behalf of this application, please step up to the podium. Anybody here?

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EASTCHESTER ARB - 1/8/15

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(No comments.)

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MR. MCINTYRE: That being the case, I would like to make a motion to close Application 14-55.

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7

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THE CHAIRPERSON: Second.

9

MR. MCINTYRE: All in favor.

10

11

(All aye.)

12

13

MR. MCINTYRE: Okay. Public hearing is closed on this application. Okay. I think you've done a very good job in your design, and there is, in my opinion, a very good balance. I think it looks like that possibly was always part of the home, and I think it's going to look really nice when it's done. Any other comments?

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MS. NEMECEK: The foundation plantings, those are obviously going to be taken away there; right?

22

23

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MR. YANACITO: I think we'll lose this one here, but these smaller ones here I think

25

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51

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EASTCHESTER ARB - 1/8/15

2

will stay.

3

MS. NEMECEK: I think there is a tree

4 there that is a little too close to the house.

5 MR. YANACITO: Yeah, this one here  
6 we'll lose. We'll have to either relocate it  
7 or -- it might work on this side of the --

8 MS. NEMECEK: The tree is a little too  
9 close.

10 MR. MCINTYRE: That's just a grass  
11 strip on the 5 foot return, that's grass?

12 MR. YANACITO: Correct. Right now  
13 it's proposed as grass, because we're trying to  
14 keep the impervious surfaces down. They do  
15 have an existing walkway on this side of the  
16 house to take them into the backyard.

17 MS. NEMECEK: Looks good.

18 MR. MCINTYRE: If we don't have any  
19 other comments, I would like to make a motion  
20 to pass along Application 14-55 located at 54  
21 Webster Road, with the sort of brief caveat  
22 that maybe if there is any additional air  
23 conditioning equipment, like condensers and  
24 such, that that just is annotated on the plot  
25 plan.

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52

1 EASTCHESTER ARB - 1/8/15

2 MS. UHLE: And to show the sconces.

3 MR. MCINTYRE: And to show the sconces  
4 on the side of the garage door. Do I have a  
5 second on moving this application along?



010815ARB.txt  
THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: The application is approved to move on to the Planning Board.

THE CHAIRPERSON: Next up we have application 14-25, 18 Eton Place.

MR. OSBORNE: Good evening, Eric Osborne, architect for this house, lot 2. The last few months we were here for lots 3 and 4, and this is the last house. Just a couple of points.

This house was designed around a tree that was going to stay. Now the tree has been deemed to be removed. So we kept the design because it takes advantage of the views of the lake and views of the pond, and it's an interesting house.

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53

EASTCHESTER ARB - 1/8/15

Do you want me to go over the site plan or go over the plans first?

MS. UHLE: Maybe just go over the site plan quickly and then each of the building elevations, and you could talk about the materials, etcetera.

8 THE CHAIRPERSON: Please take the mic  
9 with you over there.  
10 MR. OSBORNE: The engineer is not here  
11 this evening, but as you can see, it's a two  
12 story house. There was an existing pool here  
13 that's coming out. The house had to be turned.  
14 I turned the house because there was a tree  
15 here. I heard that's being removed, but it  
16 still shows here. Okay. Then with this jog  
17 here I couldn't keep the house straight, so we  
18 turned it at an angle here to keep this setback  
19 here. Plus, okay, over here takes advantage of  
20 the view of the lake. The driveway was already  
21 kind of set here on the original design of the  
22 subdivision. Then I've got a one story covered  
23 porch here around the entry area.  
24 So this is the front view here. From  
25 here to here it's flat, and then it turns at an

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54

1 EASTCHESTER ARB - 1/8/15  
2 angle, jogs back, and comes out at an angle  
3 again. Same here on the rear view. It's flat  
4 here and turns at an angle for the most part  
5 here. This view here is of the garage view.  
6 Here head on right on the side. What you will  
7 see mostly from the street, you'll see this and  
8 you'll see the front. Then this is the view on  
9 the left side that will be seen by the pond.

10 THE CHAIRPERSON: So if you're looking  
11 at that color rendering -- if you could put  
12 that up on the screen, maybe clip it up or  
13 something -- the left side elevation is the one  
14 that we're not seeing on that rendering; is  
15 that right?

16 MR. OSBORNE: Yes.

17 THE CHAIRPERSON: Okay.

18 MR. OSBORNE: You're seeing this side  
19 here, you're seeing this here at an angle, and  
20 then it turns.

21 MR. GARCIA-BOU: On the elevation, the  
22 color elevation and also all the elevations  
23 shows one column only on the enclosed porch.  
24 On the plan you're indicating three.

25 MR. OSBORNE: You're right.

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1 EASTCHESTER ARB - 1/8/15

2 MR. MCINTYRE: I'm assuming the plan  
3 supercedes; right? It probably didn't get  
4 picked up on the --

5 MR. OSBORNE: It would actually finish  
6 it off better to have the two side columns.

7 MR. GARCIA-BOU: It's going to look  
8 very lonely there.

9 MR. OSBORNE: Yeah. Since we did the  
10 drawings and did the rendering, I feel that we  
11 should add a window here.

12 MR. MCINTYRE: So really the large  
13 amount of glass is off the dining room, right,  
14 to take advantage of the lake views; is that  
15 correct?

16 MR. OSBORNE: Right here off of this  
17 room, the dining room. Here in the living  
18 room, then here there is a lot of glass. This  
19 is a great room. That glass comes across the  
20 front and around the corner of the living room,  
21 and then there's a lot of glass here in the  
22 family room. The views are all out this way,  
23 all comes out this way. There's a big window  
24 here.

25 MR. GARCIA-BOU: The great room?

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56

1 EASTCHESTER ARB - 1/8/15

2 MR. OSBORNE: Right. Then upstairs on  
3 the second floor, the master bedroom will have  
4 a view here. This bedroom a view here. This  
5 bedroom will have some view here. The garage.  
6 Then as you come up the stairs, you'll have a  
7 lot of light.

8 MR. MCINTYRE: What is the square  
9 footage of this home?

10 MR. OSBORNE: This house is -- this  
11 house is rather large. 2,900, 2,991. It's a  
12 good size lot.

13 THE CHAIRPERSON: The materials and

14 colors.

15 MR. OSBORNE: The proposed colors and  
16 materials are on the chart here on the first  
17 page of the elevations.

18 MR. MCINTYRE: I missed the last  
19 meeting when the other two were approved.  
20 They're approved, right, all the finishes?

21 MS. UHLE: Yes. They were approved by  
22 the Planning Board as well. In fact, they  
23 recently got their building permits.

24 MR. MCINTYRE: So it's a vinyl?

25 APPLICANT: The color is correct, but

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57

1 EASTCHESTER ARB - 1/8/15

2 the finish of the vinyl is a little -- it's not  
3 as ridged as this. It's a little flatter.

4 MS. NEMECEK: There's a patio too. Is  
5 that going to have a similar stone?

6 APPLICANT: Yes. What's on the front  
7 elevation if it appears anywhere else on any  
8 other elevation, it's pretty consistent  
9 throughout. This will give you an idea of the  
10 vinyl.

11 MR. MCINTYRE: It's more of a wood  
12 grain kind of a look as opposed to a split  
13 shingle?

14 APPLICANT: Yes.

15 MR. OSBORNE: The stone comes around

16 here just up underneath the windows across the  
17 front porch and across this side. It keeps  
18 going, I think --

19 MR. GARCIA-BOU: Not on the rear  
20 you're saying?

21 MR. OSBORNE: Right. There is some  
22 stone in the rear -- excuse me, no stone in the  
23 rear. The stone is on three sides.

24 MS. NEMECEK: And it's going to be  
25 white trim?

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58

1 EASTCHESTER ARB - 1/8/15

2 MR. OSBORNE: Yes.

3 MR. GARCIA-BOU: What is the capping  
4 that's on the stone and the siding?

5 MR. OSBORNE: It's a stone cap.

6 MR. MCINTYRE: So it's this kind of  
7 cultured stone?

8 MR. OSBORNE: Uh-huh.

9 MR. MCINTYRE: You buy a cap with  
10 that?

11 MR. OSBORNE: Yes, there's a cap that  
12 comes with it.

13 MR. GARCIA-BOU: The gutters and  
14 leaders, what are they?

15 MR. OSBORNE: Gutters and leaders are  
16 white aluminum.

17 MR. MCINTYRE: So the soffits and

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faci as are all alumi num?  
MR. OSBORNE: Yes, alumi num. Just the  
faci as.  
MR. MCINTYRE: So what would that  
be --  
APPLICANT: They are made of the same  
materi al, correct.  
MR. MCINTYRE: The soffits and fasci a?

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EASTCHESTER ARB - 1/8/15  
MR. OSBORNE: The actual fasci a is  
alumi num.  
APPLICANT: It is alumi num, correct.  
I'm sorry, I didn't understand the question.  
MR. MCINTYRE: I haven't seen that,  
personally, I like alumi num faci as on a  
resi denti al bui ldi ng. Is that common, Jay?  
MR. KING: Yes.  
MR. MCINTYRE: Is that clad?  
MR. KING: Yes.  
MR. MCINTYRE: Any other comments?  
  
(No comments.)  
  
MR. MCINTYRE: I guess as a formality  
we have to open the public hearing?  
MS. UHLE: Yes.  
MR. MCINTYRE: I would like to make a

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20 motion on Application 14-25, 18 Eton Place, to  
21 open the public hearing on this application.  
22 Do I have a second.  
23 THE CHAIRPERSON: Second.  
24 MR. MCINTYRE: All in favor.  
25

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1 EASTCHESTER ARB - 1/8/15  
2 (All aye.)  
3  
4 MR. MCINTYRE: Public hearing is now  
5 open. It appears that there are no members of  
6 public hear to speak with regard to this, so I  
7 would like to make a motion to close the public  
8 hearing on Application 14-25. Do I have a  
9 second?  
10 THE CHAIRPERSON: Second.  
11 MR. MCINTYRE: All in favor.  
12  
13 (All aye.)  
14  
15 MR. MCINTYRE: The public hearing is  
16 now closed on this application. Any sort of  
17 further comments?  
18 MR. GARCIA-BOU: I have another  
19 comment on the garage door on your rendering.  
20 I like the garage door on your rendering except  
21 for on your elevation is doesn't match at all.



22

MS. UHLE: So, it's --

23

MR. OSBORNE: We could change it to

24

match the rendering.

25

MR. MCINTYRE: I guess the lighting in

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EASTCHESTER ARB - 1/8/15

2

the porch is recessed on the underside of the

3

ceiling?

4

MR. OSBORNE: Yes.

5

THE CHAIRPERSON: Is the like air

6

conditioning units and such indicated anywhere

7

on the plans?

8

MS. UHLE: They are shown on the

9

landscape plans.

10

APPLICANT: On the left -- I'm

11

sorry -- right rear of the plot plan.

12

MS. UHLE: They're behind the garage

13

area on the left-hand side.

14

THE CHAIRPERSON: This here?

15

MS. UHLE: Yes.

16

THE CHAIRPERSON: They look so small.

17

I guess they're getting smaller.

18

MR. MCINTYRE: So really the decking

19

is at the front step at the entry porch; right?

20

MR. OSBORNE: Well, it's a concrete

21

entry porch, so there is no decking on this

22

house.

23

MR. MCINTYRE: Okay. I'm just reading

24 off your finish schedule and it says, Decking  
25 weathered wood. I see you have on the plan the

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62

1 EASTCHESTER ARB - 1/8/15

2 two concrete steps on the back, but is there  
3 something that we're not seeing?

4 MR. OSBORNE: Two concrete steps here,  
5 this is a concrete porch, and this is a patio.

6 MS. NEMECEK: On the planting plan you  
7 have stone steps indicated. Is that going to  
8 be the same as the patio area?

9 MR. OSBORNE: Yes.

10 MS. NEMECEK: And you don't have that  
11 sample with you? Is it going to be similar to  
12 this?

13 MR. OSBORNE: There could be stone  
14 pavers.

15 APPLICANT: Do you guys have a  
16 suggestion or we could do pavers? Whatever you  
17 guys suggest. It doesn't have to be concrete.

18 MS. NEMECEK: I think it was indicated  
19 stone steps.

20 MS. UHLE: That's going down to the  
21 water it's indicated stone steps, and then you  
22 have a proposed concrete sidewalk going to the  
23 porch. I personally think the stone steps make  
24 more sense going down to the pond.

25 MS. NEMECEK: You shouldn't have

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63

1 EASTCHESTER ARB - 1/8/15  
2 stone, concrete, stone. It should all be all  
3 stone.  
4 MS. UHLE: Do you mean those steps  
5 should all be stone or the walkway to the front  
6 door should be stone as well?  
7 MS. NEMECEK: Yes. Stone steps down  
8 to the water, stone patio, and then it really  
9 should be consistent.  
10 MR. OSBORNE: We'll keep it all  
11 consistent. Okay. So we'll do the stone here,  
12 here on the porch and these steps, we'll do it  
13 over here on this -- I guess it's a side patio,  
14 all to match. These steps are existing or are  
15 they new?  
16 MS. UHLE: You know, they are showing  
17 up on the existing conditions plan.  
18 MS. NEMECEK: As stone.  
19 MS. UHLE: As stone steps, yes.  
20 MS. NEMECEK: There's not going to be  
21 any kind of shutters or anything like that;  
22 right?  
23 MR. OSBORNE: No. We have a lot of  
24 glass on here.  
25 MR. MCINTYRE: They would overlap each

1 EASTCHESTER ARB - 1/8/15  
2 other.  
3 MS. NEMECEK: Is there going to be a  
4 fourth window on that right-hand side or just  
5 those three?  
6 MR. OSBORNE: On this.  
7 THE CHAIRPERSON: But if you look in  
8 the room itself, that's the obvious bed wall.  
9 You may not be able to put something -- unless  
10 you put something small or high. I don't know.  
11 It may not work.  
12 MR. OSBORNE: We could add it here and  
13 there's still room for a bedroom.  
14 MS. NEMECEK: Would it be aligned with  
15 the first floor?  
16 MR. OSBORNE: It will line up with the  
17 garage.  
18 MR. MCINTYRE: Again, I think you need  
19 to look at it and you need to lay it out. If  
20 it's going to throw the whole room off, I don't  
21 think it's practical just to put it in because  
22 we need to see some symmetry there. I think  
23 that's just -- I think you just need to look at  
24 it and make a judgment call when you look at it  
25 on the plan.

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EASTCHESTER ARB - 1/8/15

So do we have any other sort of  
comments on this?

MS. UHLE: I'll go over the comments  
that you have so far. Potentially add a window  
to that east elevation depending on how that  
works with the floor plan, so that will be up  
to you; the garage door that's shown on the 3D  
rendering should be shown on the elevation as  
well; double check your finish schedule just to  
make sure that it's accurate and correct; and  
you're going to propose a stone walkway and  
stone patio to be consistent with the stone  
steps.

MR. MCINTYRE: One other thing I  
noticed. The sconce lighting on the  
street-scape to the right-hand side of the  
front door when it's not shown on the primary  
elevation I think you have high hats in the  
ceiling in the porch. You just need to sort of  
clean those little things up before it goes to  
the next review.

MS. UHLE: What was that?

MR. MCINTYRE: If you look at the  
street-scape elevation, it shows a lantern.

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EASTCHESTER ARB - 1/8/15

MS. UHLE: But that's not what they're  
Page 61

3           proposi ng?  
4                   MR. MCINTYRE: Right. So as our  
5           di rector sort of outlined there, the revisions  
6           we would like to see addressed in the next  
7           submi ssi on, and based on you bei ng responsi ve  
8           to those I would like to make a recommendati on  
9           on Appli cation 14-25, 18 Eton Pl ace, that we  
10          approve the appli cation contingent on the  
11          appli cant compl yi ng wi th those, and that we  
12          move thi s appli cation on to the Pl anni ng Board.  
13          All i n favor -- sorry, do I have a second on  
14          that.

15                   THE CHAIRPERSON: Second.

16                   MR. MCINTYRE: All i n favor.

17  
18                   (All aye.)

19  
20                   MR. MCINTYRE: Okay. Do we have any  
21          meeting mi nutes or anythi ng l i ke that?

22                   MS. UHLE: You have mi nutes.

23                   MR. MCINTYRE: Do you want to me to  
24          qui ckl y sort of revi ew those?

25                   MS. UHLE: Yes. Everybody was there.

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67

1                   EASTCHESTER ARB - 1/8/15  
2           It j ust the mi nutes from the November 6th  
3           meeting. So i f you want to make a moti on, that  
4           would be great.

5 MR. MCINTYRE: Okay. So I would like  
6 to make a motion to approve the meeting minutes  
7 for November 6th where all of the board members  
8 were present. Do I have a second?

9 MR. GARCIA-BOU: Second.

10 MR. MCINTYRE: All in favor.

11

12 (All aye.)

13

14 MR. MCINTYRE: Okay. November 6th  
15 meeting minutes are approved.

16 Do you want to close it?

17 THE CHAIRPERSON: Thank you. I would  
18 like to make a motion to adjourn the  
19 Architectural Review Board meeting for  
20 January 8th, 2015.

21 MR. MCINTYRE: Second.

22 THE CHAIRPERSON: All in favor.

23

24 (All aye.)

25

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68

1 EASTCHESTER ARB - 1/8/15

2 MR. MCINTYRE: Good night and thank  
3 you.

4 THE CHAIRPERSON: The meeting is  
5 adjourned.

6

(MEETING ADJOURNED.)

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C E R T I F I C A T I O N

STATE OF NEW YORK     )  
COUNTY OF WESTCHESTER) Ss.

I, DINA M. MORGAN, Court Reporter and  
Notary Public within and for the County of  
Page 64



9 Westchester, State of New York, do hereby  
10 certify:

11 That the above transcript was taken from  
12 a videotape of the actual hearing. I was not  
13 present for such hearing. The videotape was  
14 taken and transcribed by me to the best of my  
15 ability.

16 And, I further certify that I am not  
17 related to any of the parties to this action by  
18 blood or marriage, and that I am in no way  
19 interested in the outcome of this matter.

20 IN WITNESS WHEREOF, I have hereunto set  
21 my hand this 20th day of January, 2015.

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DI NA M. MORGAN  
Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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