TRANSCRIPT OF TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 5, 2015

HELD AT:        Eastchester Town Hall
                40 Mill Road
                Eastchester, New York 10709
                February 5, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

ENDA MCINTYRE, ACTING CHAIRPERSON
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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DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 2/5/15

THE CHAIRPERSON: Good evening, ladies and gentlemen. Welcome to the February 5th meeting of the Architectural Review Board. Margaret, if you would like to call the order.


MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Laura Raffiani and Maria Bonasia are not able to attend the meeting tonight. We have a three member board.

THE CHAIRPERSON: Okay. The Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: We've had the roll call. So we have three items on our agenda this evening. The first is a returning application, Application 14-42, Mickey Spillane's Restaurant, 429 White Plains Road.
was presented. I believe the public hearing was opened and subsequently closed. So we won't be hearing from any members of the public this evening on this application.

So I would like to invite the applicant and the architect to come up and make his presentation.

MR. IANNICITO: Good evening. My name is John Iannicito. I'm an architect, and I'm representing Mike Hynes and Stephen Carty this evening, the owners of Mickey Spillane's.

So based on the comments that we received at the last Board meeting, we made a few changes to the street facade, reducing the scale and mass at the upper portion of the building. The proposed clear story was pushed back beyond the street facade about three feet and will float in the space above in order to allow for the proposed cornice detail to run completely along the front of the facade. The windows that are above the folding glass partitions were raised up to minimize the space between the top of the windows and the cornice.

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A signage band was added below the balconies and above the stone veneer with built-in lighting for the signs and to wash down onto
the stone, and wall sconces were selected and shown on the elevations, and cut sheets were submitted.

We also made some changes on the plan to provide some additional plumbing fixtures in the proposed toilet rooms on the second floor.

THE CHAIRPERSON: As part of your last application, you had that vertical section through the building; do you have that for this?

MR. IANNICITO: Yes. That's the section through the facade, this is the cornice detail, the glass, some space -- solid wall space, the folding glass partitions, the signage band built out with built-in lighting here to shine down on the sign and built-in lighting here to shine down onto the stone, and here is the detail blown up with the cornice and signage band.

THE CHAIRPERSON: What's the dimension on that?
and the balcony is 11 inches.

THE CHAIRPERSON: Okay. So that's 41 inches. What's the top -- what's the top --

MR. IANNICITO: The cornice?

THE CHAIRPERSON: -- dental molding?

Yes, the cornice.

MR. IANNICITO: The cornice is 1 foot 9 and a half plus five and a half.

THE CHAIRPERSON: Okay. Can I see that a little bit closer just to kind of get a sense of scale?

MR. IANNICITO: Sure.

THE CHAIRPERSON: And you feel that that's meaty enough on the top of the facade and the --

MR. IANNICITO: I think when you look at the overall facade, I think, yeah, the proportions work. We don't want them to get bigger than the windows at the top.

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THE CHAIRPERSON: The windows and the railing?

MR. IANNICITO: The window frames will be black and the railings will be black.

THE CHAIRPERSON: What color is the top cornice?

MR. IANNICITO: That will be the gray, the darker gray.

THE CHAIRPERSON: And the setback, the little atrium, that's the same? Is that like gray with the darker gray?

MR. IANNICITO: The atrium?

THE CHAIRPERSON: Well, just to pop up, the clear story.

MR. IANNICITO: Yes. The clear story will have the same -- it will have a smaller crown without all the corbels, and then the stucco with the glass same color as the building. Again, in section -- the clear story was brought in both on the front and in the back, and it will float inside the banquet hall.

THE CHAIRPERSON: Is it on all four sides?
MR. IANNICITO: Glass on all four sides, yes.

THE CHAIRPERSON: That's going to be nice.

MR. IANNICITO: This is the front face, that's the rear, and then this will be all glass around.

(The indicating.)

THE CHAIRPERSON: And that's aesthetics to sort of further -- sort of amplify the ceiling space and allow shafts of light to come in?

MR. IANNICITO: More light to come in. It's going to be a beam ceiling with some dark woods and then lighter panels, lighting fixtures, to bring up some of the details from the bar downstairs, bring those details up to the second floor.

THE CHAIRPERSON: Okay. Any comments?

MS. NEMECEK: Looks nice.

MR. GARCIA-BOU: The only comment I have is: I like that you responded to all the comments that we had.

MR. IANNICITO: I think the comments were helpful. It did bring the scale down, and I think it really worked well.
MR. GARCIA-BOU: It looks much better.

MR. IANNICITO: Yeah.

THE CHAIRPERSON: I think it looks good. I look forward to seeing it come to fruition. Any sort of closing comments?

MS. UHLE: No.

THE CHAIRPERSON: Okay. So with no further ado, I would like to make a motion to move Application 14-42, Mickey Spillane's Restaurant, 429 White Plains Road, on to the Planning Board for their ultimate review and -- let's just say ultimate review at this stage and hopefully approval. Do I have a second?

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MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)


MR. IANNICITO: Thank you.

THE CHAIRPERSON: Okay. Moving on.

Our first item of new business on the agenda this evening is Application 15-03, Siwanoy Country Club, 1 Siwanoy Club Way. If we could have the applicant come up, introduce...
themselves, and talk us through.

MS. MARRONE: Good evening. I'm Maggie Marrone, the architect for Siwanoy Country Club.

Siwanoy currently has three paddle courts, and they realized after they were installed that they -- it's been a few years -- but that they were oriented the wrong way, because the sun is directly in everyone's eyes on one side of the court. So they would like to reorient the courts to be east-west as opposed to north-south, and they would also like to add another court, and at the same time add a new paddle hut. The paddle hut will be about 112 feet back from the property line, so it's fairly far back, and it will mimic the same style that's at the pool house currently. You can see the pool house is a clapboard building, and it's got a cupola, and we would like to do something very similar with that style. It's going to have an asphalt shingle roof to match the clapboard 6 inch to match the existing pool house, and the windows are Anderson white finish. Really all the materials are matching the existing. The new facility is going to have a bathroom and a
fireplace. It's going to be a lot more conducive to gathering people inside versus the one that is there now, which is pretty much just a shed. Also, they're adding the fourth court, which will help a lot, because paddles have become really popular.

MS. NEMECEK: I notice you have a snow gate listed. Are these courts going to be heated from below?

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MS. MARRONE: They have existing heating right now. They are propane heaters.

MS. NEMECEK: That was my question. And where is that equipment going to be?

MS. MARRONE: It's under the courts.

MS. NEMECEK: It's under the courts, so you're not going to see it, because that's why I was asking. If they weren't going to be heated usually they're put at ground level.

MS. MARRONE: That's why the courts are elevated.

MS. NEMECEK: Right, for all that equipment. One of the things that I found is that there is no planting plan yet, and it looks a little barren. With these platforms raised, they really need something. It looks a little bare. Even though it's kind of in a
MS. UHLE: Are you most concerned about on Crawford Street or on Club Way or both?

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THE CHAIRPERSON: Any members of the public that would like to speak with regard to this application, now is your opportunity. Anybody here?

(No comments.)

THE CHAIRPERSON: No. So I would like to make a motion to close the public hearing on Application 15-03. Do I have a second?

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: The public hearing on this application is now closed.

So, I guess, the only, I guess, question that I have is: Seeing this is somewhat of an occupied building, does it have any air conditioning or anything?

MS. MARRONE: No. It's on a timed heater and that's it. It's not really used in the summer, it's used in the winter.

THE CHAIRPERSON: Right. So it's electric heat?
MS. MARRONE: It has been electric heat. We are putting gas in.

MS. NEMECEK: You use natural gas to

THE CHAIRPERSON: I guess just looking from the pictures or looking at the pictures, you have those sort of pole expansion lights. They all have to be reconfigured due to the fact that you are reallocating the courts; is that right?

MS. MARRONE: They're part of the courts, actually. They're built into the courts.

THE CHAIRPERSON: So are they all existing to remain to be reused?

MS. MARRONE: Three of the courts are being reused, and we'll have one new one that's exactly the same, yeah.

THE CHAIRPERSON: Okay.

MR. GARCIA-BOU: What is the finish on the aluminum uprights; what color are they?

MS. MARRONE: You mean the --

MR. GARCIA-BOU: The uprights.

MS. MARRONE: They're black -- or
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bronze. Very dark bronze.

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MR. GARCIA-BOU: And the wire mesh?

MS. MARRONE: The wire mesh is blackish, but it's very hard to -- it's very light. I mean, you could see right through it.

THE CHAIRPERSON: Okay. I think this is a pretty straightforward application. Certainly what you represented in terms of the architecture I think it's certainly in keeping, and it looks nice. Do you have any more comments, Carlos?

MR. GARCIA-BOU: No.

THE CHAIRPERSON: Jennifer?

MS. NEMECEK: No.

THE CHAIRPERSON: Okay. With that being said, I would like to make a motion that we approve Application 15-03 for Siwanoy Country Club. Do we have anything that we want to --

MS. UHLE: I think there was a recommendation that they prepare a landscape plan.

MS. NEMECEK: Yes.

THE CHAIRPERSON: Okay. So as part of our recommendation and moving you forward to
next level, which would be to the Planning Board, we would certainly like you to have part of that next application a landscape plan for their review and consideration.

So with that being said, I would like to make a motion to move this forward. Do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Great. Thank you.

MS. MARRONE: Thank you very much.

THE CHAIRPERSON: Okay. Moving quickly onwards, the next item of new business is Application 15-02, located at 62 Lake Shore Drive. It is a new single family residence. So if you would like to --

MR. SCHLOMANN: I have some updated documents.

THE CHAIRPERSON: Okay. Thank you.

MS. NEMECEK: Thank you.

MS. UHLE: Thank you. Give one to Jay.
THE CHAIRPERSON: Okay. So if you would like to, when you're ready, introduce yourself, give us a little summary of the application, and kind of talk us through it in a little more detail.

MR. SCHLOMANN: Sure. My name is Sid Schloemann. I'm an architect with SI Design representing the owners, Adriano and Barbara Cantreva. The application is for -- there's an existing split level house -- you should have photographs of the existing on Lake Shore Drive. It's situated -- it's a relatively flat roof, 1950's, '60's, you know, pretty straightforward house.

The property itself is over an acre, 1.2 acres, with a majority of that property being in the lake itself. There is approximately a half acre that is above the lake, which we use for all the zoning calculations, and we had to make some modifications there to make it fully comply with zoning. The proposal is basically to knock down the house. Right now there is a
split level, so there is a garage and a lower level, and then kitchen, living, and then bedrooms. So it's kind of three levels considered, I guess, a one and a half or two story house. The proposal is to not excavate so much more -- the site naturally slopes towards the rear, so the proposal is to have two full stories with a flat roof. The existing basement level will basically be crawl space and mechanical and some bathroom and accessory use for the pool, not so much living space in the basement. So the first level would be garage, mud room, pantry, kitchen, open floor plan, very modern open floor plan design taking advantage, of course, of the views of the lake, the orientation to the sun and the site. So we tried to give some street presence and also a lot of views and recreation towards the rear while shielding, you know, not so much activity towards the sides, towards the neighbors. It should be noted we just retained a landscape architect who will be working on the landscaping plan, I guess, for subsequent meetings here as well as the Planning Board, as well as storm water engineer to address the...
storm water concerns and retention.

So really the overall concept is to have a -- the site itself is a little bit on an angle, so the garage is all the way out towards the front setback, which I believe is 30 feet in the front, and everything else, I guess, a little bit set back, with really glass in the front, glass in the rear, views toward the rear creating an elevated patio and a pool, which, although is in-ground pool, is really an above-ground pool with a patio around it in essence. Then really a lot of the, you know -- master bedroom in the back with a deck overlooking -- on a terrace covering the outdoor recreation area or outdoor dining, and that's kind of the concept.

In the rear there is a pool, a hot tub, and a fire pit, and just patio space for the family to gather, and then -- although the rendering, you know, the computer rendering doesn't really depict it properly, so we'll have a cut through the site, but it will be kind of tiered down with mainly grass on the sides and some steps down toward the rear yard, and the remaining 50 feet of grass toward the lake to be, you know, play space for the
In terms of color scheme and overall motif, it's really pretty basic. We're proposing a flat roof, which is white energy efficient. Just so you know, they are considering solar panels. I don't know if that would be part of this application. It's not definitive yet. They're looking at -- shopping around different programs. Is that something that would be part of this?

MS. UHLE: I'm sure both Boards would be interested, but solar panels don't require ARB or Planning Board review. That is a decision that could be made down the road.

MR. SCHLOMANN: Okay. If they were included, I think we would try to orient them toward the rear so they're not visible from the front. So it would be a flat roof, generally flat, with tapered insulation, a rubber membrane. The color schemes are really to utilize -- although it's rectilinear and modern in nature, we're trying to utilize wood, a dark expresso wood for the garage doors, front door, and horizontal banding in this color to try to warm it up a bit, and then there would be cement fiberboard panels, which is this

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equinox. It's like a Hardi product that would be an off-white color, and then the stone elements -- it's a little bit hard to see in the rendering -- the vertical stone to the right of the front entry door would be the limestone, similar -- nothing too bland or taupey (sic.), but a bit of a cool just to break it up a little bit.

So it's kind of four basic elements with greenery and water elements. They're proposing a sort of fountain or water element near the front door, you could see a little bit of shading there, and really trying to let the geometry dictate -- the interior function kind of dictated the design of the house. We didn't want a high roof line. There are houses in the area -- if you look at the street-scape, which is on page two, you know, the houses are very eclectic in the neighborhood, mostly pitched

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roof. There are some modern houses around the corner, and I don't think we have a photo of that one, but there are some very huge mansion-type houses a few houses away. So I don't think it's too much out of character. It's just kind of bringing in a new design element that's geared towards kind of a water
front property.

MS. NEMECEK: Can we see those samples, please?

MR. SCHLOMANN: Sure.

MS. NEMECEK: Thank you. And will this be --

MR. SCHLOMANN: That's for color.

That's a floor product.

MS. NEMECEK: The doors, would they have to be --

MR. SCHLOMANN: Stained.

MS. NEMECEK: And then maintained.

MR. SCHLOMANN: Correct. The garage doors as well, correct.

THE CHAIRPERSON: So this is Hardiplank material?

MR. SCHLOMANN: The actual product is

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not going to be a Hardi, it's going to be smooth, and their panels I think they're 20 by 30 inches, and I think I have -- oh, there's a sample of -- a photograph on page four. I gave some imagines of related product.

THE CHAIRPERSON: So it's cement fiberboard panels?

MR. SCHLOMANN: Right. So it's not siding, it's the boards.
THE CHAIRPERSON: Right. Right. So this is more for color?

MR. SCHLOMANN: Correct. And that's also more for color. That's an interior product.

For lighting we're trying to minimize sconces or light fixtures. So for landscape lighting integrated with the landscape architect everything is going to be low profile on the ground or recessed on the overhangs. In the rendering itself, you could see some location for recessed lighting outdoors, as well as some up-lighting on the landscaping, which will be in the next plan.

MS. NEMECEK: What will the driveway material be?

MR. SCHLOMANN: The driveway will probably be blacktop. It just looks really nice.

MS. NEMECEK: Okay.

MR. SCHLOMANN: Actually, on the site plan -- this rendering is not accurate -- on the site plan there is one existing curb cut, and they're proposing a second curb cut, which would be here. So it's a secondary curb cut here for a small, modest circular driveway.
MR. GARCIA-BOU: There is a black band in the front and the back; what is that material?

MR. SCHLOMANN: We're actually looking at -- we have an anodized aluminum. It's a dark brown. We're trying to see it along with the wood. We don't want it to clash. It will be a dark brown metallic kind of fascia.

THE CHAIRPERSON: The windows -- did you talk about the windows?

MR. SCHLOMANN: I haven't -- yeah -- we're working on a manufacturer. They will be wood windows, dark wood windows, except for the rear first floor patio doors, which will be literally full height glass from floor to ceiling, which we're looking at the Nano Door product, which is a -- but the windows, casement and sliding windows, will be wood frame. We have a few manufacturers that we're talking to, because, I guess, there will be custom windows and, you know, it will be energy efficient, but we're trying to go very thin profile as possible, but a bit of dark wood to keep it a little warm.

MS. NEMECEK: And do you have a
retaining wall material too?

MR. SCHLOMANN: Yeah. That's more just a hatching of the computer. Right now we're looking at either, you know, the concrete and a veneer, a stone veneer. I think along with the landscape architect that will be one of the elements that's detailed out.

THE CHAIRPERSON: On your sort of cover sheet elevation, the two fixed panels either side of the front door, are you looking to have any sort of headers in there or are you

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looking to have -- like that's on the elevation. It looks like it's one piece of glass.

MR. SCHLOMANN: Yeah, and they're actually -- we're looking at -- we spoke to a few glazing manufacturers, and they would like to have it the one piece of glass. Originally I didn't. They are thinking of having I think it's nine, 10, 18 feet piece of glass. So that's one of the elements that I think is important to them.

THE CHAIRPERSON: Yes, that's -- they're two big pieces of glass. You can get them, but --

MR. SCHLOMANN: Exactly, yeah.

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THE CHAIRPERSON: And this water feature you proposed, that's -- again you could see it in the cover sheet on your perspective -- is that just some sort of a --

MR. SCHLOMANN: It's a reflecting pool with rocks. I don't think there's any moving parts or any fountains. I don't think there are fish in there. It was just something on the wish list that we're kind of detailing out,

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making sure it doesn't enter into the house, the water. It's something just to --

MS. NEMECZEK: The house is facing north?

MR. SCHLOMANN: The house is facing -- the north is here, so the sun is basically in this orientation. So the front of the house is facing west. The sun is basically here. Sun all day this way. There are actually existing fences along the perimeter along the property line, and, you know, with the pool and creating a code barrier, we will be putting in, on page three of the handout, just a black aluminum fence, which actually won't be that long, with a gate on either side.

(Indicating.)

THE CHAIRPERSON: I guess the pool, as
you referenced earlier, it's really an above-ground pool which is sort of built up. Is that accessible, you know, from the sort of lawn level? I guess the pool will be there. Like where is all the pool equipment going?

(Indicating.)

MR. SCHLOMANN: From the lawn level there will be stairs up and we're trying to --

THE CHAIRPERSON: Not so much up to the level of the pool, but I'm talking about where you have this retaining wall, which is evident from the sort of grade level, is that, I guess, crawl space?

MR. SCHLOMANN: There will be crawl space. They have actually kayaks and some boat features there. There will be some space underneath from the lake side for storage alongside of the pool. So there will be some opening underneath there from the lake side and trying not to have it visible from the sides, and this, you know -- this stone wall, I don't think it's going to be as massive as that.

We're actually thinking of tearing it down and having a few different levels working our way down towards grade at the 50 foot setback line from the lake.
MS. NEMECEK: And what's the pool material going to be? It's not a form, it's going to be built in; right?

MR. SCHLOMANN: It's going to be built in. The intent is infinity edge pool looking out toward the lake. It will be structural concrete, you know, gunite or -- I don't know the exact material, but it will be structural. It won't be a fiberglass pop-in kind of thing.

MS. NEMECEK: That's what I'm asking. And you have a spa and a fire pit?

MR. SCHLOMANN: Yes. It's California living.

MS. NEMECEK: With seven degree weather.

THE CHAIRPERSON: Minus six degrees Eastchester.

MS. NEMECEK: There's a lot that we have to imagine, because we're missing the landscape plan. So that we really have to see.

MR. SCHLOMANN: Right. I understand. I thought the landscaping was for the Planning Board. So, you know, we're putting it full steam ahead right now.

MS. NEMECEK: And we're missing quite a bit of the materials. We really have to look
at all of them at the same time to get a visual. I could interpret it one way and you're interpreting it another way, and it

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looks good but maybe something --

MR. SCHLOMANN: Right. This was for concept and size and orientation, and we'll get a lot of the specifics down.

THE CHAIRPERSON: One other thing. What thought has been given to, you know, mechanical systems; is there rooftop equipment being contemplated?

MR. SCHLOMANN: We contemplated rooftop, and we're going to shy away from that. We have the stairs on the side that you can see that are going to be open, so the air conditioning condensing units are going to go under there. They're shielded from the front and they're up against the house, and there will be crawl space which will have other units, as well as duct work to carry through to the first floor as well as to the second floor. We're going to talk to the mechanical engineer. If we need an air handler for the second floor up there, we have a room that would be within the second floor and not above it.

MR. GARCIA-BOU: The last page of

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MR. SCHLOMANN: Yes.

MR. GARCIA-BOU: What are you trying to show us on this?

MR. SCHLOMANN: Oh, it was more of a color thing. Limestone. This element here -- all of this will be the arctic white, off white, and this element here will be the limestone wall. So it will be a little bit different, a little more of an interesting focal point.

THE CHAIRPERSON: So that fin that kind of separates the hallway from the other side --

MR. SCHLOMANN: Correct, and that stone will be from the outside carried all the way in. So that will butt up against it, so you will see that stone all the way through.

For the glass railing over the balcony, we're trying to go -- that has zero railing. It's actually embedded into the concrete or there's a very low profile with just a few vertical posts. We're trying to avoid a railing all the way around, a very light feeling.
THE CHAIRPERSON: So everything, the majority of the exterior facade, which is this sort of speckled finish that's represented on the elevation, that's all the 20 by 30 or the --

MR. SCHLOMANN: Cement fiberboard, correct. Fiber panel.

MS. NEMECEK: How is that panel attached?

MR. SCHLOMANN: It's actually fastened.

MS. NEMECEK: And you don't see anything --

MR. SCHLOMANN: You don't see it. You just see a little of the joint.

MR. GARCIA-BOU: Do you have a layout how the panels actually --

MR. SCHLOMANN: We will. Absolutely.

THE CHAIRPERSON: That's going to be key.

MR. SCHLOMANN: It is and it isn't. It will be a brick, you know, alternating pattern, but how it terminates at the corners and underneath the overhangs, yes. So it is
visible, yet it's not an element that's like,
you know, grouted so it's pronounced.

THE CHAIRPERSON: Open reveals; right?
MR. SCHLOMANN: Yes, exactly.
THE CHAIRPERSON: You know, this is

certainly --
MR. SCHLOMANN: A start.

THE CHAIRPERSON: Yeah, absolutely
it's a start. I agree with my colleague's
comments that landscaping is certainly a major
contributor to, you know, this application in
terms of what that's going to -- what
enhancement that's going to make to the
application. I think it's a pretty spectacular
application, the fact that it is a modern house
in many respects, and, you know, we're
certainly looking forward to seeing the next
rendition of this and sort of see it evolve
into reality.

MR. SCHLOMANN: Okay. I appreciate
that.

THE CHAIRPERSON: Anything else?

MS. UHLE: I was just going to say
something quickly. First of all, these are

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extremely helpful, and I think especially for
the Planning Board they will be helpful,
because they just read so much differently than
the elevations.

(Indicating.)

MR. SCHLOMANN: Yeah, they do,
especially a flat roof.

MS. UHLE: I was going to say,
especially with a contemporary these are
extremely helpful. The other thing I was going
to say, as much as you can continue modifying
them so that they --

MR. SCHLOMANN: Reflect.

MS. UHLE: -- reflect sort of true
conditions, and it does sound like this
particular property the landscape plan is going
to be an integral part of the site plan with
regard to how that relates to the retaining
walls and the pool, etcetera, so as much as you
can reflect on these -- I mean, I know there is
a point you need to stop -- the better. Same
thing with sort of maybe adding to the
elevations a little bit so that it's real
clear.

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helpful, and I think the examples of the colors and materials that are attached are very helpful.

MR. SCHLOMANN: Okay. Then we'll fine tune that so we have manufacturer exact samples for that.

MR. GARCIA-BOU: Is it possible also maybe to show -- an elevation showing the pattern of these panels?

MR. SCHLOMANN: Yes, we will. Now that we've selected a manufacturer, we will work with that exactly.

THE CHAIRPERSON: So just to sort of, I guess, bring this to some form of conclusion, timing wise, you know, we meet every month, what's your schedule in terms of, you know, the next --

MR. SCHLOMANN: Well, I think for next month's meeting we will have everything that we've discussed here, more physical samples, patterns for the elevations and joints. I'm hoping our landscaping will either be, you know, finalized or at least enough for your comments, as well as the storm water plan, which, you know, will be applicable to here as well as to the Planning Board. Within the next
two weeks we're hoping to fine tune this and then update the rendering prior to the meeting, and then we'll have all the elevations as well. So that's our timeframe.

MS. UHLE: Then ideally they will come to you at the beginning of March and then the Planning Board at the end of March.

THE CHAIRPERSON: That would kind of work in your favor.

MR. SCHLOMANN: Okay. So we have our work cut out for us.

MS. UHLE: Everything that they're asking you to do is going to make it go much smoother before the Planning Board.

MR. SCHLOMANN: Okay. I appreciate it.

THE CHAIRPERSON: Okay. Do you have any other questions for us?

MR. SCHLOMANN: No. I think I have a better understanding. I appreciate it.
four people.

MS. UHLE: With three people you can do it. You were all there.

THE CHAIRPERSON: So I would like to -- we have meeting minutes from our meeting in January; is that correct? Yes.

MS. UHLE: January 8th.

THE CHAIRPERSON: January 8th. Do we have any issues with your review of the meeting minutes? I took a look, and I didn't really see anything that was too out of the ordinary, other than some of the comments that I made, but I don't think we can look too much into those.

So I would like to make a motion that we approve the meeting minutes of our January 8th ARB meeting. Do I have a second?

MR. GARCIA-BOU: Second.

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THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: So the January meeting minutes have been approved. So with that being said, I would like to make a motion to close our February
Architectural Review Board meeting. Do I have a second?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay. The meeting is concluded. Thank you very much, and have a nice evening.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 2/5/15

CERTIFICATION

STATE OF NEW YORK } ss.
COUNTY OF WESTCHESTER

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from Page 36
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 23rd day of February, 2015.

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DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER