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TRANSCRIPT OF THE TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

MARCH 5, 2015

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
MARI A BONASIA, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
GARRETT BURGER, ASSISTANT PLANNER

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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EASTCHESTER ARB - 3/5/15

THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting of March 5th. Welcome, everyone.

If we would all stand for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, if you could do the roll call.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Maria Bonasia.

MS. BONASIA: Here.

MS. UHLE: Enda McIntyre could not be here this evening.

THE CHAIRPERSON: The minutes. I don't think we have all the members here.

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EASTCHESTER ARB - 3/5/15

Enda, Carlos, and Jennifer.
Page 2

3 MS. UHLE: So we could hold off on
4 this those until the next meeting.

5 THE CHAIRPERSON: First up we have old
6 business, 62 Lake Shore Drive.

7 Good evening. If you would introduce
8 yourself in the mic, and if you are going to
9 walk around, just grab it. Okay?

10 MR. SCHLOMANN: Sid Schlomann, an
11 architect on behalf of the owners, Mr. and Mrs.
12 Cantreva (Ph.).

13 The landscape architect, Bill Einhorn,
14 was unable to come tonight, and he did a
15 beautiful landscaping plan, which was
16 submitted. This is a repeat item from last
17 week -- last month, so a lot of the issues
18 related to the landscaping, so I'll try to talk
19 about some of that through his e-mails and
20 words. Basically we addressed a lot of the
21 landscaping, a lot of the materials, updated
22 the renderings and the elevations, and we'll
23 talk about some of the materials and the scale
24 and proportion of those items.

25 Just to kind of recap, it's a knock

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1 EASTCHESTER ARB - 3/5/15
2 down house right on the lake. Two thirds of
3 the property is actually in the water. We're
4 fully zoning compliant using all of the

5 setback. The intent of the house is to, you
6 know -- to have a pretty rectangular, very
7 modern house with lots of glass focusing on the
8 rear for recreation, having good street
9 presence, nothing too overwhelming for the
10 neighborhood. Just having really simple
11 elegant materials in terms of very simple color
12 pallet, some stone, some wood, and lots of
13 glass. That was pretty much the design of the
14 house.

15 We talked about the material is -- the
16 bulk of the material is going to be a cement
17 fiberboard, and I was able this week to bring
18 samples. I don't know if you want to pass this
19 around. This is the color. This is the
20 material sample. This one here is the color,
21 the light gray. The cement fiberboard, as you
22 can see on the elevations, we've actually come
23 up with scoring the joints. That kind of made
24 sense to go along with the windows, some
25 squares and rectangular panels. They come in 4

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1 EASTCHESTER ARB - 3/5/15
2 foot by 10 foot sheets, so they're easily cut
3 on site. They're actually adhered with a
4 silicone, so we're able to cut around the
5 windows, the garage doors, and where we need
6 to. The main accent wall is a rough textured

7 gray stone that's on the board there, and
8 referring back to the board, if you look at the
9 new rendering on the driveway, the driveway is
10 going to be a series of 3 foot square stone
11 with kind of loose rivers, pebbles and stones
12 in between just creating a modern geometry with
13 landscaping, and I will read the landscape
14 architect's overall intent: Basically have a
15 low maintenance, modern design consistent with
16 the architecture. The goal was not to have
17 many deciduous plants so that the screening is
18 all year round. There are a lot of evergreen
19 ground cover, such as Juniper in the center
20 island, there is Liriope on the north and on
21 the property edge where the turf will not grow,
22 holly hedging along the north just to screen
23 the fence about 4 foot tall, and the intent is
24 to utilize the existing Arborvitae that is
25 there now and supplement them with 10 to 12

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1 EASTCHESTER ARB - 3/5/15
2 foot tall Arborvitae for immediate screening
3 from the neighbor. He's also reusing some of
4 the specimen Lace Leaf Maples that are there.
5 So there is existing screening there. We're
6 supplementing as well as beautifying the
7 interior. There is a whole planting list that
8 I felt was placed appropriately.

9 One of the other issues we talked
10 about last week was along the side of the house
11 the natural contour of the land it kind of
12 slopes down toward the rear, so we have a
13 series of tiers and steps enabling people to
14 walk around I guess that would be the south
15 side of the house or the east side down to the
16 back yard towards the lake and then again up to
17 the raised patio level.

18 One of the other items we addressed,
19 facing the neighbor you can see on the
20 rendering on the lower left there is a series
21 of wood, a cedar slat wall with landscaping
22 evergreens there as opposed to just a big mass
23 of stone that we kind of make it a little bit
24 warmer, break it up. What else?

25 Getting back to the material board, we

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1 EASTCHESTER ARB - 3/5/15
2 felt that the facade was a good combination of
3 some of the stone, the joints of the cement
4 fiberboard, and obviously the dark stained wood
5 of the front door as well as the garage door
6 with all the glazing. So we felt it was a good
7 modern approach, yet with some warm softness to
8 it that would give it good street presence.

9 MS. UHLE: Could you put this up and
10 explain on that what goes where, because I'm

11 little confused?

12 MR. SCHLOMANN: Yes. So the driveway
13 itself are these stones along with kind of a
14 dark stone and the slate. On the facade, the
15 light gray is -- that's a cement fiberboard
16 here, which gets cut, and you could see the
17 joints and scores in there. That's the main
18 facade pretty much all over the house. The
19 stained wood is for the front door and the
20 garage doors, and then the dark brown is the --
21 which is also the material -- the fiberboard
22 material, which is the banding or the fasci a
23 along the lower portion of the house all the
24 way across to kind of divide up the mass. Then
25 this -- I'm sorry -- the rough gray stone here

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1 EASTCHESTER ARB - 3/5/15
2 is a light gray stone, it's actually going to
3 be the main wall, we're just going to carry
4 through to the inside so the glass here will
5 butt up against this. That will be the meeting
6 of the wall with light gray stone going through
7 the house, and then this is the flooring.
8 That's going to go interior and exterior. The
9 interior will be polished and as we go to the
10 exterior it will be honed. It's like a
11 limestone. Then we're going with a flat roof,
12 you're not going to see it, but it goes with

13 the pallet.

14 MS. BONASIA: The piece there, is that
15 the same --

16 MR. SCHLOMANN: Right. This is a
17 larger sample, which came in the wrong color.

18 MS. NEMECEK: And is the framing for
19 the windows going to be that same wood color
20 you have that's --

21 MR. SCHLOMANN: The frame for the
22 windows -- the windows we're actually going
23 with the Anderson 400 Series, and we're going
24 to create this look with a series of fixed
25 windows, pictures windows and casement and

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1 EASTCHESTER ARB - 3/5/15
2 awning, if you look at the rendering of the
3 three windows in each of the configurations,
4 and it will have a dark, it's almost a black
5 frame that will go on. So it will be a little
6 bit darker than the brown itself.

7 MR. GARCIA-BOU: The joints between
8 the panel themselves, how big they are and how
9 are they being treated; is there going to be
10 any caulking?

11 MR. SCHLOMANN: They're almost like a
12 reveal. They're maybe a quarter inch. They
13 don't butt up against each other. They're a
14 quarter inch.

15 MR. GARCIA-BOU: How is it being
16 treated? Does it just stay open?

17 MR. SCHLOMANN: It stays open.
18 Actually, water -- the building itself will
19 be -- the building envelope will be water
20 tight. Water actually does go behind the
21 panels and it's actually meant to just carry
22 down. So yes, there will be enough to create
23 the score. It's about a quarter inch to three
24 eighths.

25 MS. BONASIA: The retaining wall in

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1 EASTCHESTER ARB - 3/5/15
2 the back yard toward the lake, there is a lot
3 of sidewalk that is being done, and I see
4 different materials there. It looks like
5 brick, but I believe it's not a brick.

6 MR. SCHLOMANN: It's the wood slat
7 wall to soften it up. On the rendering it's a
8 little -- it's actually hardwood.

9 MS. BONASIA: It is? Hardwood?

10 MR. SCHLOMANN: Yes. Cedar.

11 MS. BONASIA: Oh, that's interesting.

12 MR. SCHLOMANN: Yes, because we didn't
13 want to do all stone. In fact, last week we
14 had a rendering that was all stone, but --

15 MS. BONASIA: What is the other
16 material?

17 MR. SCHLOMANN: Well, this is going to
18 be the foundation here.

19 MS. BONASIA: So cement and you break
20 it up with the wood?

21 MR. SCHLOMANN: Correct. Correct.
22 The railings are glass railings, which we
23 talked about last week. Clear View Railing is
24 the company.

25

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1 EASTCHESTER ARB - 3/5/15

2 MS. BONASIA: It's a lot of building
3 up.

4 MR. SCHLOMANN: What we're actually
5 doing so we're not bringing in a lot of fill,
6 obviously the pool itself will be a pool, but
7 it will be hollow underneath. It's a lot of
8 fill if we were to do that.

9 MR. GARCIA-BOU: Where are you putting
10 all the condensing units and pool equipment and
11 all that?

12 MR. SCHLOMANN: The pool equipment
13 is -- the condensing units are under the stairs
14 over here behind the hidden wall. I think that
15 was on there. The pool equipment is actually
16 going partially underneath the hollowed out
17 patio, enough to access -- because the height
18 is pretty -- is about 6 feet tall on that side,

19 so it will be enough to access it and to
20 breathe and to service it.

21 THE CHAIRPERSON: So like where those
22 windows are there?

23 MR. SCHLOMANN: It will actually be
24 like over here underneath the patio. This is
25 raised and then it kind of drops off, so it

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1 EASTCHESTER ARB - 3/5/15
2 will be underneath here.

3 MS. NEMECEK: There's a door indicated
4 on the lower left -- yes, that glass door.
5 It's not the plan, I don't think.

6 MR. SCHLOMANN: It is on the plan.

7 MS. NEMECEK: I see a gate. Am I
8 missing it?

9 MR. SCHLOMANN: The door is -- there's
10 no basement in the house. It's going to be
11 just a crawl space and tall in some places.
12 They don't want a basement at all. Where that
13 door is it's accessible from the pool, so
14 there's going to be in there it will be a door
15 into I guess a basement accessible from the
16 outside which will be a changing room, a
17 shower, and storage.

18 MS. NEMECEK: It's going to be the
19 same kind of glass that you have for the
20 windows.

21 MR. SCHLOMANN: The glass door,
22 correct. There are a few windows on the side
23 there wherever it's above grade. I think there
24 are three windows.

25 MS. BONASIA: I see two areas with the

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1 EASTCHESTER ARB - 3/5/15
2 potential for porches where you could sit
3 outside. What are you proposing as a railing?

4 MR. SCHLOMANN: It's glass. It's
5 actually there.

6 MS. BONASIA: It is glass. I see one.
7 I see like an attempt of some kind of -- it's
8 glass?

9 MR. SCHLOMANN: It's glass.

10 MS. BONASIA: What about on the other
11 side?

12 MR. SCHLOMANN: There is one in the
13 back, which is a big square terrace, and then
14 there is one in the front off one of the
15 bedrooms.

16 MS. BONASIA: It's glass with metal?

17 MR. SCHLOMANN: The metal is really
18 low. You're going to see a piece of glass, a 3
19 inch space, and another piece of glass. It's
20 clear tempered. It's not green tinted or
21 anything. It's pretty clear. No top railing
22 and no vertical more than I think it's

23 12 inches off the decking.

24 MS. NEMECEK: But there is none over
25 the garage?

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1 EASTCHESTER ARB - 3/5/15

2 MR. SCHLOMANN: Over the garage, no.
3 That's a very small setback, yeah.

4 MS. BONASIA: But the door is open to
5 the outside.

6 MR. SCHLOMANN: It's a window.

7 MS. BONASIA: It's not a sliding door?

8 MR. SCHLOMANN: No.

9 MS. BONASIA: It's just a window.

10 THE CHAIRPERSON: Then in the back
11 over that door that you described as the
12 changing room area --

13 MR. SCHLOMANN: Here?

14 (Indicating.)

15 THE CHAIRPERSON: Over above where
16 those plants are and then to the right, is
17 there glass there?

18 MR. SCHLOMANN: Yes. Certainly for
19 code, anything 30 inches or more we're going to
20 have a glass railing which will be 3 feet high.
21 A lot of glass cleaning.

22 THE CHAIRPERSON: Any more questions,
23 comments, or anything from the Board?

24 MR. SCHLOMANN: In terms of storm
Page 13

25 water, the engineer is working with the

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1 EASTCHESTER ARB - 3/5/15
2 consultant -- is it Alan -- getting ready for
3 more details on the storm water for the
4 Planning Board.

5 MS. UHLE: We have in our notes that
6 last meeting we did not open the public hearing
7 so.

8 THE CHAIRPERSON: We should open it.
9 I would like to make a motion to open
10 Application 15-02 to a public hearing.

11 MR. GARCIA-BOU: Second.

12 THE CHAIRPERSON: All in favor.

13
14 (All aye.)

15
16 THE CHAIRPERSON: Anyone here wish
17 to -- as usual.

18
19 (No comments.)

20
21 THE CHAIRPERSON: Nobody? Nothing? I
22 guess we'll make a motion to close.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

25

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16

1 EASTCHESTER ARB - 3/5/15

2 (All aye.)

3 THE CHAIRPERSON: Can I just see that
4 darker color that's used as the accent color
5 again? So it does have kind of a wood texture
6 to it.

7 MR. SCHLOMANN: Yeah. It's actually a
8 little shiny as well.

9 THE CHAIRPERSON: Then the actual wood
10 is the garage and front door; right?

11 MR. SCHLOMANN: Yes, that's it, and on
12 the other side are soffits.

13 MR. GARCIA-BOU: And all the glass is
14 clear?

15 MR. SCHLOMANN: Yeah.

16 THE CHAIRPERSON: I was thinking that
17 originally it would be like the wood like --
18 Margaret, do you remember the panels on the
19 Capital One Bank by Mrs. Greens? The wood --
20 it's really nice. I don't know how they do it.
21 It's an exterior wood, and it looks like
22 wood -- I think it is wood, but it has such a
23 finish on it that it never has to be maintained
24 in any way. It's really low maintenance. It
25 was a very unique product.

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1 EASTCHESTER ARB - 3/5/15
2 MS. UHLE: Jay, do you remember what
3 it was?
4 MR. KING: I remember what it looks
5 like, but not what it is.
6 THE CHAIRPERSON: It just looked so
7 nice and stayed so nice. It was similar in the
8 panels like the way you use the panels of
9 the --
10 MR. SCHLOMANN: The fiberboard?
11 THE CHAIRPERSON: Yes. Because no
12 matter what, wherever you put the real wood --
13 MR. GARCIA-BOU: The accent wall, does
14 it have a cap or is it finished?
15 MR. SCHLOMANN: It will be a capstone,
16 but in terms of sealing it, we wanted it just
17 to end without any sort of cap detail just kind
18 of a rectangle ending, kind of simple.
19 MR. GARCIA-BOU: It would be the same
20 finish; right?
21 MR. SCHLOMANN: It would be the same
22 finish.
23 MS. NEMECEK: There seem to be
24 recesses in the illustration but not on the
25 landscape plan. Are there going to be recesses

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2 where you have beds, or is it going to one
3 straight -- you see on your lower left
4 illustration?
5 Mr. SCHLOMANN: This you mean?
6 (Indicating.)
7 MS. NEMECEK: No. On the bottom, that
8 wood accented wall. Yes. See there's a recess
9 in there.
10 MR. SCHLOMANN: That's actually the
11 configuration. That is going to be there, yes.
12 Is that not on there? It actually has it here.
13 MS. NEMECEK: Okay. I only have the
14 landscape plan. I think it looks nice.
15 MS. UHLE: How high is the wall? I
16 know it's not a retaining wall, the wall next
17 to the pool surrounding the pool.
18 MR. SCHLOMANN: Right at the pool I
19 believe it's about 6 and a half feet -- the
20 pool itself it's actually more, it's 8, because
21 the pool is going to be 8 foot deep plus a
22 little at the furthest point, and then it's
23 going to tier down to another one and that's
24 going to be about 6, so the highest point is
25 about 8 and a half.

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1 EASTCHESTER ARB - 3/5/15
2 THE CHAIRPERSON: Do you think that

3 they answered all the other questions that you
4 had? I wasn't here for the previous one, but
5 has everything been answered?

6 MR. GARCIA-BOU: Yes.

7 THE CHAIRPERSON: So then any other
8 comments?

9 MS. BONASIA: I appreciate the
10 elegance. It's really a nice project.

11 MS. UHLE: The only question that I
12 have that is a Planning Board question, I
13 really think the house is beautiful and I'm
14 just wondering if all the pool, because it's 8
15 foot high, I can't remember if in your drawings
16 if you have an elevation looking from the lake
17 towards the pool?

18 MR. SCHLOMANN: We don't.

19 MS. UHLE: It seems like there is a
20 lot of extra structure related to the pool, and
21 I don't know what kind of impact that will have
22 on the adjacent properties, etcetera. You know
23 what I'm saying?

24 MR. SCHLOMANN: Right. We addressed
25 the size in terms of facing obviously from the

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1 EASTCHESTER ARB - 3/5/15
2 lake. There will be openings. They have the
3 kayaks there so there will be storage. We'll
4 detail it better.

5 MS. UHLE: Or even a cross section.
6 It is all within the actual building envelope,
7 so technically you could have a portion of the
8 two-story house even where the pool is located,
9 but that's the only thing that concerned me.
10 MR. SCHLOMANN: We'll detail that out.
11 THE CHAIRPERSON: Any other notes
12 going towards the Planning Board?
13
14 (No comments.)
15
16 THE CHAIRPERSON: Then I would like to
17 make a motion to move Application 15-02 along
18 to the Planning Board with the recommendation
19 of approval.
20 MR. GARCIA-BOU: Second.
21 THE CHAIRPERSON: All in favor.
22
23 (All aye.)
24
25 THE CHAIRPERSON: Next up, Application

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1 EASTCHESTER ARB - 3/5/15
2 15-09, 18 Interlaken.
3 Just to mention, I don't know if we
4 mentioned this earlier, Application 14-59 is
5 adjourned.
6 MS. UHLE: The address is 233 Main

7 Street.
8 THE CHAIRPERSON: 233 Main Street.
9 MS. UHLE: It has been adjourned until
10 the next meeting.
11 MR. WILE: Hi. My name is Arnold
12 Wile. I'm the architect for
13 Dr. Ivy and Mr. Marcello, and we're planning an
14 addition to their house at 18 Interlaken.
15 The plan is to expand the house, and
16 this is the addition to the existing house.
17 They want to also do alterations in this
18 section, which will require changes in
19 fenestration front and back in the existing.
20 This is the side. I'll show you the front. If
21 you look at the picture of the existing, you'll
22 see that there's a window, which is the window
23 that is located right here if you look at the
24 existing. On the plan it's shown dotted,
25 because this part of the house -- this house,

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1 EASTCHESTER ARB - 3/5/15
2 as strange as it may seem, is actually a split
3 level house, but we're changing that. When we
4 do the addition, everything is going to be on
5 the same level. So we're changing levels
6 within this, but we're not changing the
7 physical structure. The only thing that's
8 being changed here is the windows, which of

9 course will line up and match the existing
10 windows. All the materials, the brick,
11 everything is going to match.

12 This addition will result in a
13 significant reduction of the impervious
14 surfaces of the house, because there is a
15 rather large driveway going to the back.

16 Are there any questions?

17 MR. GARCIA-BOU: The garage door is
18 a -- what kind of garage doors are they?

19 MR. WILE: Well, we haven't decided
20 the exact, but it will be a wooded door four
21 panels high and four panels wide.

22 MR. GARCIA-BOU: The finish is wood?

23 MR. WILE: Yes.

24 MR. GARCIA-BOU: Painted?

25 MR. WILE: It will be a painted wood

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1 EASTCHESTER ARB - 3/5/15

2 door, yes.

3 MR. GARCIA-BOU: No glass; right?

4 MR. WILE: No, we don't intend to put
5 glass.

6 THE CHAIRPERSON: And you plan to --
7 as far as the finishes, this doesn't look like
8 brick, but is that brick?

9 MR. WILE: Yes, if you check the
10 photographs that you have. Everything is going

11 to match, of course, including the slate roof.

12 THE CHAIRPERSON: When was this
13 originally built, this house?

14 MR. WILE: That I don't know. Do you
15 guys know? 1938. And there was an addition in
16 2004 in the rear.

17 THE CHAIRPERSON: Okay. So that was
18 not brick; that part was not brick; right?

19 MR. WILE: No. The one in the back,
20 the addition was siding, correct.

21 MR. MARCELLO: We bought the house a
22 year ago.

23 MR. GARCIA-BOU: You mentioned there
24 is a split level house on the -- where you're
25 making them a two-story the same height. You

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1 EASTCHESTER ARB - 3/5/15

2 have no head room problems in there?

3 MR. WILE: No. It works out perfectly
4 because -- there is no problem at all. The
5 ceiling heights, everything works out
6 perfectly.

7 MS. NEMECEK: Looking at the facade of
8 the house, you're going to maintain the arch
9 window in the center, because it looks a little
10 small when you have the addition on it. The
11 one that is already existing, the arch window
12 in the roof.

13 MS. UHLE: In the gable?
14 MS. NEMECEK: In the gable in the
15 center.
16 MR. WILE: We are not planning to
17 remove that. That part is coming forward
18 slightly.
19 MS. NEMECEK: But it still looks too
20 tiny when you put the new addition onto the
21 right-hand side of the house.
22 THE CHAIRPERSON: I think it's more in
23 the elevation that it looks tiny, but not so
24 much in the --
25 MS. NEMECEK: You can hardly see it

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1 EASTCHESTER ARB - 3/5/15
2 now.
3 THE CHAIRPERSON: I know you could
4 hardly see it, but it's not like it's a window.
5 MS. NEMECEK: It's an ornamentation,
6 but it looks a little tiny.
7 THE CHAIRPERSON: I don't think you
8 could make it any bigger. It would wind up
9 almost looking like it's going above the roof.
10 You know what you mean? Visually already it's
11 like --
12 MS. NEMECEK: It's so tiny.
13 MS. BONASIA: I think we're all
14 struggling with the massing, I think. The

15 addition is okay. It's just maybe what we're
16 looking for is something that can soften up
17 the -- you know -- the massing so it will
18 look -- right now it just looks like a big
19 house. It has gone beyond --

20 MR. WILE: I'm sorry, it looks like
21 what?

22 MS. BONASIA: Like a big, huge house.
23 The massing is just disproportionate. I think
24 that's what we're all struggling with. Maybe
25 you could do something in breaking up the

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1 EASTCHESTER ARB - 3/5/15
2 massing with some kind of like -- that's why I
3 think she was addressing the window in the
4 middle -- maybe do something that -- it's just
5 looks awkward.

6 MR. WILE: Well, if the people who
7 built it originally were going to build it this
8 size, this is the way they would have built it.
9 You would never pass this house, in my opinion,
10 and say, you know -- I like to say to people,
11 if your friends come over that haven't been
12 there before and they say, nice addition, don't
13 take it as a compliment. I think this will
14 look totally original just like it was -- I'm
15 sure if the people who built it originally were
16 going to be build it bigger, they would do it

17 this way. I don't want to do anything to --
18 you know -- I mean, today it's the style to put
19 lots of dormers and stuff. I think that this
20 is very clean, as clean as we could make it,
21 and in perfect harmony with what's there.

22 MS. BONASIA: To me it just doesn't
23 look like unified. It just looks like -- I
24 read it as two big pieces, one -- it's just --
25 it just doesn't --

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1 EASTCHESTER ARB - 3/5/15

2 MS. UHLE: Do you think that's just
3 from the rendering, because I actually think
4 it --

5 MS. BONASIA: Even the form. Even the
6 form.

7 MR. GARCIA-BOU: What's throwing it
8 off is because the existing entrance is --

9 MS. NEMECEK: It's not in the center
10 anymore.

11 MR. GARCIA-BOU: It's not where it's
12 supposed to be. But there is nothing you could
13 do about that right now. That's what's
14 throwing it off.

15 MS. BONASIA: I just wish that maybe
16 you could do something that will tie it
17 together, some kind of element.

18 MR. WILE: This is all the same. I

19 mean, you have this thing, but I can't imagine
20 what you could do to -- I'm not sure I
21 understand what you're --

22 MS. BONASIA: I believe we're all
23 struggling with the massing of this house.

24 MS. UHLE: He needs a little more
25 articulation with regard to that, because I'm

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1 EASTCHESTER ARB - 3/5/15
2 not clear what you're meaning either.

3 MR. WILE: I've been doing this for
4 45 years as an architect and a builder and
5 my --

6 MS. BONASIA: I mean, I want it to be
7 a successful project. I mean, we want to --

8 MR. WILE: I understand you're on my
9 client's side, and I don't mean to -- maybe we
10 should have had these lines put in over here so
11 it would look more together. We were just
12 trying to emphasize this is the addition and
13 that's why we showed it this way. If we had
14 all the brick showing over here, it would look
15 like one building.

16 MS. UHLE: Mr. Wile, could you use the
17 microphone so we could pick you up on the
18 audio.

19 MR. WILE: Sure. I'm sorry. I was
20 saying, if we showed the new side and the other

21 side the same, it would look more unified in
22 this elevation. Perhaps that's -- I can't
23 imagine this thing being more unified than what
24 it is.

25 THE CHAIRPERSON: I think something

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1 EASTCHESTER ARB - 3/5/15
2 that would help the presentation of it would
3 be, yes, that we could see that, but also that
4 we could see it in a 3D. I think that that
5 would help to see how things break up a little
6 bit, yes, that center piece, and how things
7 look really more like the way the pictures
8 look, because the photos obviously are more
9 realistic. What we need to see is -- typically
10 the elevations that we are looking at are not
11 50 percent, they're bigger, and it helps. The
12 details don't get so lost in it. Also, a 3D
13 rendering could really help to get an idea of
14 how this massing is going to work. I'm not
15 necessarily saying it's not working, but I'm
16 just saying that it's not really very visually
17 presented well enough to get it. It's not --
18 when I just compare the little window and I
19 look at it on the flat, which this is, it looks
20 awkward, but when I look at the picture, it
21 looks much more like it works, but that's
22 because the picture shows so much more of the

23 angles of the slope, of the pitch of the roof,
24 of just everything, and I think that that could
25 really just help in terms of understanding how

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1 EASTCHESTER ARB - 3/5/15

2 this works.

3 MR. WILE: Well, if you look at
4 picture one, what I have as picture one, which
5 is a picture of the front of the house, all of
6 the lines of the roof extend to the other side.

7 MR. GARCIA-BOU: What I see as
8 throwing it off, like I said before, is the
9 fact that the entrance is throwing things off.
10 There is nothing you could do about that.

11 The other thing that is maybe throwing
12 it off is also the new windows on the -- the
13 three windows of the new family room I would
14 say --

15 MR. WILE: Yes.

16 MR. GARCIA-BOU: That also somehow is
17 making more window openings, so that's also in
18 a sense throwing the whole picture off. I
19 mean, proportionately the house is fine. I
20 don't have problem with the proportion of the
21 house. It's fine. The fact that the entrance
22 is there, there is nothing you could do about
23 it, but maybe that window also can be an issue
24 throwing it off also.

25 030515ARB.txt
MS. UHLE: Which window are you

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1 EASTCHESTER ARB - 3/5/15

2 referring to?

3 THE CHAIRPERSON: The triple window in
4 the middle of the house on the lower level.

5 MR. WILE: Could somebody summarize
6 what you're saying here? I don't get it. I'm
7 sorry, I just -- I don't -- I just don't get
8 it.

9 THE CHAIRPERSON: We were saying a few
10 different things. What I'm saying is that I
11 would like to see a better presentation.
12 Presentation being better in the sense that the
13 elevations are larger, that we see a 3D version
14 of it. I know this is not new construction,
15 but typically on new construction it helps us
16 to see the building itself with the two
17 buildings to each side of it, and that could be
18 very helpful in terms of seeing this as massing
19 on the street. Now, is that required? Maybe
20 not. But I think that that would be helpful.

21 MR. WILE: You want to see this
22 building in relation to the buildings --

23 THE CHAIRPERSON: The adjacent
24 buildings on the block.

25 MR. WILE: There are some photographs

1 EASTCHESTER ARB - 3/5/15
2 here. I could show you those. This is very
3 much in keeping with what's there. This is not
4 insult the neighborhood. It's a much better
5 looking building than what's there now.

6 THE CHAIRPERSON: I'm not saying that
7 it insults the neighborhood. I'm saying it's
8 not clear to me and that would make it more
9 clear.

10 MS. UHLE: Laura, if I could just ask
11 you a question.

12 THE CHAIRPERSON: Yes.

13 MS. UHLE: I did speak to the
14 architect about for future submissions doing
15 either half scale or full scale drawings just
16 because they're easier to read. My only
17 concern is with requiring the 3D rendering or
18 the street-scape, in all honesty, for people
19 that are doing additions those could start
20 getting very costly, but that doesn't mean that
21 an applicant can't -- I think it's fair to say
22 could you provide us with very clear -- you
23 could still ask for that -- provide us with
24 very clear pictures of what the houses are on
25 either side, the larger elevations maybe

1 EASTCHESTER ARB - 3/5/15
2 rendered in a way that's a little easier to
3 read. Would that satisfy what you're looking
4 for as well? I think the photographs here
5 aren't really clear what each house on either
6 side looks like.

7 THE CHAIRPERSON: Looks like and how
8 it looks on the street. I mean, we've had
9 people other than just, you know, do a
10 rendering, they've done a photo montage.

11 MS. UHLE: That's what I'm saying. So
12 your basic comment is you want a better
13 understanding of what the size of the houses
14 and the appearance of the houses are on either
15 side.

16 THE CHAIRPERSON: That's my comment
17 for this application. In general, I think the
18 presentation is not clear enough, and I am
19 reluctant to comment on what it looks like,
20 because I'm not really clear on what it looks
21 like or what it will look like based on what I
22 have here.

23 MR. WILE: When you say a bigger
24 elevation, you mean draw it in half inch scale;
25 just literally bigger? What do you mean?

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2 MS. UHLE: I spoke to you about this.
3 These are 11 by 17 --

4 MR. WILE: Here, I have this. This is
5 quarter inch scale. It's the normal scale that
6 every architect draws.

7 MS. UHLE: That's not the scale that
8 we received. So what the Board is asking for
9 is when you resubmit, to resubmit drawings to
10 them at a larger scale.

11 MR. WILE: I have them here. Would
12 you like them? I have them here right now at
13 quarter inch scale if that's what you would
14 like.

15 MS. UHLE: Again, I don't think, in
16 fact, I certainly am not trying to be
17 argumentative, when I spoke to you previously
18 about the submission, I did say there was a
19 concern about the size of the drawings, that
20 for future submissions we require scalable
21 either half scale or full scale drawings. So
22 the comment from this Board is just that
23 they're finding these difficult to read, they
24 would like for future submission --

25 MR. WILE: That's no problem. This is

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1 EASTCHESTER ARB - 3/5/15
2 quarter in scale; is that the scale?

3 MS. UHLE: That would be perfect.

4 This is not quarter in scale. That's just a
5 statement. This is not quarter in scale. This
6 is an 11 by 17 that's not scalable. So a full
7 scale or half scale drawing would be acceptable
8 for future submission.

9 MR. WILE: So what you will like is
10 every drawing submitted instead of those at
11 quarter inch scale. No problem.

12 MS. UHLE: Yes.

13 MR. GARCIA-BOU: Maybe a drawing with
14 the --

15 MR. WILE: I have it here. I mean,
16 here it is.

17 (Indicating.)

18 MS. UHLE: So that was the first
19 comment. I think the second comment was either
20 a rendered street-scape elevation or just a
21 series of photographs showing this is the
22 existing house, this is the house on one side,
23 this is the house on the other side just to
24 give the Board a little bit more context.

25 THE CHAIRPERSON: And perhaps if you

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1 EASTCHESTER ARB - 3/5/15
2 are doing it just with photographs, you could
3 indicate where the addition fills in. You know
4 what I mean? That space of what it fills in
5 between the two homes. You don't have to do a

6 rendering, but just paste together a few
7 photographs and show where one sits next to the
8 other and where it will sit closer to the
9 other.

10 MR. WILE: If you look at photographs
11 three and four, you could see how far apart
12 this building is from its neighbors. There's a
13 lot of space. If you look at those
14 photographs, you could see the neighbors are
15 quite far away. I assume that if we did
16 elevations of a montage of photographs showing
17 the elevations, you would just see that as a
18 series of elevations, but both to the left and
19 the right there's great distance between this
20 house and the neighbors to the right and to the
21 left. Both of those houses are fairly large.
22 Certainly the massing of this house, as you can
23 see from the photographs, are consistent with
24 the photographs with this house.

25 THE CHAIRPERSON: Is this a double

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1 EASTCHESTER ARB - 3/5/15

2 lot?

3 MS. UHLE: It's an R-10 and it has
4 150 feet of frontage, so it's 50 feet wider
5 than what's required.

6 THE CHAIRPERSON: So now the house
7 will sit pretty much centered with the

8 addition, looking at this.
9 MR. WILE: I'm sorry, I didn't get
10 what you said. I'm sorry.
11 THE CHAIRPERSON: The house now once
12 the addition is added, will sit on the lot in
13 the center basically with the addition added
14 onto it.
15 MR. WILE: Yes, it's closer to the
16 center. Yes. On one side, it will be over
17 40 feet. On the other side, it's about
18 34 feet. That's correct, it's closer to the
19 center by adding the addition. There is still
20 a side yard of more than 40 feet.
21 THE CHAIRPERSON: Any other questions
22 or comments before we bring it up to the
23 public?
24
25 (No comments.)

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1 EASTCHESTER ARB - 3/5/15
2 THE CHAIRPERSON: I would like to make
3 a motion to open Application 15-09 to the
4 public.
5 MR. GARCIA-BOU: Second.
6 THE CHAIRPERSON: All in favor.
7
8 (All aye.)
9

10 THE CHAIRPERSON: Is there anyone
11 here? Please come to the mic. Introduce.
12 Wel come.

13 MR. WILE: This is Dr. Ivy.

14 DR. IVY: I'm Chandra Ivy. This is
15 our property. Where the two garage doors are
16 right now is actually just over the preexisting
17 driveway that actually moves all the way around
18 the back. So as far as, yes, it's -- that's
19 sort of unusable space at this point with the
20 driveway there, so it's still -- the reason why
21 we do it this way is because we aren't going to
22 lose any of the grass space between us and the
23 neighbor. It's actually quite a large space
24 between them. They got a big fence and pool
25 and stuff there.

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1 EASTCHESTER ARB - 3/5/15
2 On the other side, our neighbor has
3 actually -- I was actually just trying to look
4 up the square footage of his house. He has
5 recently, I think last year, done a complete
6 renovation and made that house at least this
7 size. So just to put perspective on -- also
8 one block away from us there is this humongous
9 house that took up the whole corner. So this
10 is not at all out of scale for the
11 neighborhood. Actually, we're happy because we
Page 36

12 get to gain all of that back yard space for the
13 kids instead of just having a huge driveway
14 back there with a single car sort of under a
15 1938 house. So the real impetus was originally
16 the garage and then to just try to maximize to
17 have a bedroom above it for us.

18 MR. GARCIA-BOU: Just my comment, this
19 is a comment about just the entrance of the
20 house. You're going through this big
21 renovation right now, I would think that you
22 should try to look and see what you could do
23 with that entrance in terms of making it work
24 with the new addition to the house that you're
25 doing right now. That's my opinion. Because

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1 EASTCHESTER ARB - 3/5/15
2 that's throwing the whole thing off, the whole
3 elevation. I don't know if I'm allowed to say
4 that or not.

5 MS. UHLE: Sure.

6 MR. GARCIA-BOU: You are spending --
7 it's a nice addition that you're doing. I
8 think you should try to spend some time looking
9 at the entrance of the house. It makes the
10 whole thing work.

11 DR. IVY: Hi. Chandra Ivy again. One
12 of the main reasons -- actually, we did think
13 about that to begin with, but the main issue is

14 then instead of just changing the split level
15 portion of house, you end up having to knock
16 down and do all the walls on the inside,
17 because where the entryway is now is where
18 again the general flow of where the rooms in
19 the older house was, and actually the split
20 level was only to the right of that. So by
21 keeping that there we kind of -- you would have
22 to end up changing literally all of the rooms
23 in the front of the house, but we didn't want
24 to do that.

25 MS. UHLE: Were you necessarily

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1 EASTCHESTER ARB - 3/5/15
2 talking about relocating it or just maybe --
3 MR. GARCIA-BOU: Either relocating it
4 or doing something.
5 MS. UHLE: Something to the exterior
6 design.
7 MS. NEMECEK: The window to me looks
8 weak in the existing house, the little arched
9 window, the entry looks weak, so when you add
10 this massive part, which makes sense, you're
11 going to extend, that entryway just looks a
12 little --
13 MS. BONASIA: Detached from the house.
14 MS. NEMECEK: Detached. It almost
15 looks a little --

16 MS. UHLE: Again, I want to clarify,
17 you're not necessarily talking about centering
18 it --

19 MS. NEMECEK: No, not centering it.
20 Making it a little more --

21 MS. UHLE: Prominent.

22 MS. NEMECEK: Prominent, that's
23 correct. That's all. You're going to add this
24 whole other right-hand side, and I understand
25 this window is going to be taken out and put

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1 EASTCHESTER ARB - 3/5/15
2 new windows here and it's all going to match,
3 but you're still going to have --

4 MR. WILE: You're talking about the
5 little window in the center, the curved window?

6 MS. NEMECEK: No, not this time. I'm
7 talking about the entry, the front entry. It's
8 just going to get lost in the facade of the
9 larger house.

10 MR. MARCELLO: Hi. I'm Mike Marcello.
11 I think to put it in perspective, if maybe
12 Arnold could say how much bigger it's actually
13 getting. I sort of get the impression you
14 think we're adding on this massive -- like
15 doubling the house or something, but part of it
16 already exists that we're changing. It's
17 really like the two car garage part of it is

18 what's being added. The footage is 22 feet?

19 MR. WILE: Yes.

20 MR. MARCELLO: Out of a hundred and --
21 what did we say it was -- the house is getting
22 bigger by how many feet?

23 MR. GARCIA-BOU: We're really not
24 questioning the size.

25 MS. BONASIA: We're not saying to make

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1 EASTCHESTER ARB - 3/5/15

2 it smaller. We're just saying that --

3 MR. MARCELLO: It just sounds like you
4 think the addition makes like the entrance
5 looks too small or --

6 MS. BONASIA: There's a disconnect
7 with the massing.

8 MR. GARCIA-BOU: The mass is fine.
9 The size of the house is not the issue. The
10 addition is not the issue. It's just the
11 configuration and trying to make it look --

12 MS. BONASIA: Unified.

13 MR. GARCIA-BOU: -- unified with the
14 rest of the house.

15 MR. MARCELLO: I'm with you. I want
16 it to look good too, believe me, which is why
17 we're entrusting our guy here.

18 MR. WILE: A couple of comments I
19 would like to make. One of them is that the

20 quest of uni fication, we're taking the existing
21 roof, the existing brick, every single detail
22 and were extending it. It couldn't look more
23 unified in my opinion. The other thing is, all
24 of your other comments have to do with the
25 existing house, not to do with the addition and

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1 EASTCHESTER ARB - 3/5/15
2 I --
3 THE CHAIRPERSON: I think it's the
4 total house, not just --
5 MS. NEMECEK: Not just what's
6 existing. Once you add the addition, it's
7 going to look even less prominent.
8 THE CHAIRPERSON: The end result.
9 It's the end result of the whole home.
10 MR. WILE: I understand that the home
11 could be improved, but if you look at the house
12 the way it is now and then you look at the
13 house with the addition, I'm not suggesting
14 that the entrance is ideal, but yes, you're
15 right, in my opinion it would be better if the
16 entrance -- something were done with the
17 entrance.
18 MS. NEMECEK: As I'm looking at your
19 illustration right here, you have a box written
20 with some text, which I cannot read -- let me
21 see -- it says: "Remove existing bay window."

22 What you have in existence in reality is a
23 sloped roof. So you know what looks better;
24 that box. So why don't you put a balustrade
25 instead of having that flat roof? Have a flat

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1 EASTCHESTER ARB - 3/5/15
2 roof with a balustrade. Do you know what I'm
3 talking about?
4 MR. WILE: I do.
5 MS. NEMECEK: That would look more
6 prominent in the larger, finished house. So
7 you don't move the entry, you just change --
8 MR. WILE: We're all in agreement
9 here. See the thing is that I agree with
10 everything you're saying. Is it clear to you
11 what's going on here, what the -- I'm sorry, I
12 forget your name. I'm sorry.
13 MS. NEMECEK: Jennifer.
14 MR. WILE: What this lady is saying is
15 that the entrance -- as you walk in, the roof
16 of the entrance could be improved. I agree
17 with you. I don't think that's any -- but the
18 point I'm trying to make here is that this
19 house -- if you rated this house 1 to 10 and
20 then you added the addition, the rating might
21 be higher but it certainly wouldn't be lower.
22 Now, we're all in agreement whatever you rate
23 it, it could be higher again by making the

24 changes that you're suggesting. Nobody is
25 arguing about that. The question is: Do we

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1 EASTCHESTER ARB - 3/5/15
2 have -- are these folks required to do that?
3 MS. NEMECEK: We're here to provide a
4 comment, and we're looking at the overall
5 visual appearance of the house for the
6 homeowners. I'm not going to live there, but I
7 just want to help everybody else out, and I'm
8 telling you that right now I think that sloped
9 roof looks weak with the overall house with the
10 addition.

11 MR. WILE: I agree with you.

12 MS. NEMECEK: Okay.

13 THE CHAIRPERSON: If we all agree
14 about it, how about we make some changes or we
15 attempt to make some changes or present some
16 alternatives?

17 MS. UHLE: I think that's the function
18 of this Architectural Review Board, otherwise
19 we would just issue building permits in the
20 Building Department. I do think even though
21 you're talking about the comments, right now
22 I'm actually only hearing one comment, other
23 than maybe packaging it so that it's easier to
24 read.

25 The first comment was packaging it so

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1 EASTCHESTER ARB - 3/5/15
2 that it's easier to read and a little more
3 legible; and the second comment is in terms of
4 making, to kind of quote you, to make the
5 addition look more integrated with the entire
6 house and less like an addition, perhaps try to
7 address the front entrance in some way that
8 helps to tie it all together. You could
9 probably do that in a way that's fairly simple,
10 again without having to relocate it, just as
11 Jennifer mentioned, or there might be other
12 alternatives. Right now, that's about the only
13 comment that I'm hearing; try to see if there
14 are things you could do to better integrate the
15 entrance, the center piece, and the addition so
16 that it all looks more coherent.

17 MR. WILE: Wait a minute. Okay. I
18 don't think there is any way in this world to
19 integrate the addition into the house to make
20 it look more like it's part of the house
21 because --

22 MS. UHLE: Okay. Again -- well, I
23 guess the comment right now is the Board has
24 asked you to consider looking at the front
25 entrance to -- I don't know how to phrase it

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1 EASTCHESTER ARB - 3/5/15

2 any di fferentl y.

3 MR. WILE: I hear you, and we're all
4 i n agreement about that.

5 MS. UHLE: And so they're going to ask
6 you to come back and show them that.

7 MR. WILE: I n a month?

8 MS. UHLE: Yes. And then they will
9 refer you to the Pl anni ng Board wi th ei ther a
10 recommendation to approve i t or to approve i t
11 wi th modi fi cations. So that i s the purpose of
12 thi s Board. They serve as an advi sory board to
13 the Pl anni ng Board wi th regard to aestheti c
14 i ssues.

15 MR. WILE: I've heard everything the
16 Board said wi th respect to presenti ng thi s
17 maybe wi th more photographs or i n a way that
18 maybe the Board can understand how far away the
19 other bui ldings are and the relative mass of
20 the bui ldings to the ri ght and the l eft, but i n
21 terms of any substanti ve changes, the only
22 thi ng i s that we all agree that, yeah, i t would
23 be better i f there was a somewhat di fferent
24 portico. I mean, I can submi t thi s i n a few
25 days when the Pl anni ng Board meets wi th the

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1 EASTCHESTER ARB - 3/5/15

2 portico, as we've all agreed, if that's what it
3 takes, but the other stuff is just -- I mean,
4 all I can do is lose a whole month and have a
5 different portico.

6 MS. UHLE: That's up to the Board
7 whether you feel that it needs to come back for
8 further review or whether you want to refer it
9 to the Planning Board. One option is to ask
10 the applicant to make some modification prior
11 to submitting to the Planning Board and to
12 explain and discuss those with the Planning
13 Board, or to ask the applicant to come back to
14 the next meeting with changes for you to
15 review.

16 MS. NEMECEK: I mean, they're already
17 making, I think, a lot of changes. We're just
18 trying to give our opinion in the overall
19 finished product.

20 MR. WILE: Did you say we're making a
21 lot of changes?

22 MS. NEMECEK: Yes, you are making a
23 lot of changes.

24 MR. WILE: No. Tell me what they are.
25 As far as I'm concerned, the only change that

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1 EASTCHESTER ARB - 3/5/15

2 we talked about was maybe the portico.

3 THE CHAIRPERSON: I don't think you
4 understand what she said; that you are making a
5 lot of changes to the home right now. We're
6 going from this to this.

7 MS. UHLE: She was actually speaking
8 in your favor at that point. The Board is
9 trying to decide whether they're just going to
10 make some recommendations to the Planning
11 Board, in which case you could have this
12 discussion with the Planning Board, or whether
13 they think it's necessary for you to come back.

14 DR. IVY: Again, I think that from
15 our -- we're just trying to get in before our
16 kid has to start first grade next year. That's
17 like what our main goal is. If the main issues
18 are not specifically on the area that's getting
19 built, which that's just the part that takes
20 the longest time for us, and I agree and we all
21 want it to look very good, that would be my
22 statement in favor of at least trying to still
23 go forward, because that portico probably
24 doesn't need half as much as everything else
25 that's going on on the side.

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1 EASTCHESTER ARB - 3/5/15

2 MS. UHLE: Do you want my opinion?

3 THE CHAIRPERSON: I would, and

4 specifically with what was requested before it
5 got to us.

6 MS. UHLE: In terms of the size of the
7 drawings, etcetera, I actually was not in the
8 office when these were submitted because I was
9 away on vacation, so when I came back, I did
10 mention to the architect for future submission,
11 because I hadn't been there to let him know
12 that initially. I said, all future
13 submissions. You guys could disagree with
14 this, I, personally, think the addition makes
15 sense. It kind of balances things out. The
16 consistency of the materials and finishes, I
17 think it will look fine. I also agree with the
18 fact that the entrance looks a little bit weak
19 and there's probably some simple modification.
20 I think you could forward it to the Planning
21 Board with a recommendation that the applicant
22 at least consider alternatives to the front
23 entrance, and then the Planning Board could
24 determine how important they think that is.

25 MS. BONASIA: Are you considering some

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1 EASTCHESTER ARB - 3/5/15
2 lights outside the garage doors or maybe some
3 kind of awning that makes it a little bit
4 charming?

5 MR. WILE: We were thinking of two

6 lights above the garage doors, which would also
7 be on a motion detector.

8 MR. GARCIA-BOU: What kind of lights
9 are they?

10 MR. WILE: Sconces. We haven't picked
11 a particular sconce, but we would have two of
12 them, one above each door, symmetrical with
13 each door.

14 MS. NEMECEK: And will they match the
15 entry? Will the lights match the lights at the
16 entry?

17 MR. WILE: Yes.

18 THE CHAIRPERSON: These are the kind
19 of things that the Architectural Review Board
20 likes to have, cuts of the garage door, cuts of
21 the lighting. These are the kinds of details
22 and the kinds of things that we do expect to
23 see with a submission, whether it's a full
24 house or an addition. These are the aesthetic
25 things, these are the points that we wish to

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1 EASTCHESTER ARB - 3/5/15
2 Look at and the things that should be included
3 with your application when it does go along to
4 the Planning Board as well. I don't think
5 we're asking for a lot, and I think that, to be
6 quite honest, sir, you're very adversarial and
7 you came across that way from the get go, and

8 it's not helping. I think that that probably
9 would have helped us get a long way with this.
10 We're not here to make things difficult by any
11 means and, you know, particularly on the home
12 owner, and I can understand their position.
13 I've been in it, okay, many times. So in order
14 to do things and to do things right, I suggest
15 you come prepared with samples, with -- if you
16 say you're going to match the brick, bring a
17 sample of the brick that you found that
18 matches, because I think you're going to have a
19 rough time with that, to be quite honest, but
20 do it. These are the things you could bring.
21 You're going to paint that garage door, you're
22 going to have a garage door, you have a cut of
23 it. Whatever the light is, you have a cut of
24 it. We haven't picked it out yet; that doesn't
25 fly. This is the place you come to with all

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1 EASTCHESTER ARB - 3/5/15
2 the things that you picked out and that's what
3 we need to see. This presentation is lacking.
4 MS. UHLE: When I did contact the
5 architect, I did mention the fact that --
6 MR. WILE: The person you were dealing
7 with his name was John.
8 MS. UHLE: When I spoke to John, I did
9 mention that there would be concern about the

10 brick matching, I did mention that you would
11 like to see lighting details adjacent to the
12 garage, and I did mention about the scale of
13 the drawings. So it's up to you whether you
14 feel it needs to come back to this Board or
15 whether you just want to make sure it's very
16 much clear about materials, samples, catalogue
17 cut sheets, etcetera when it goes to the
18 Planning Board.

19 THE CHAIRPERSON: We're going to have
20 to ask you to come back. I'm sorry, but it's
21 just not something that we feel going forward
22 we can send along to the Planning Board.

23 MS. UHLE: You're going to come back
24 to this Board next month with the revised
25 drawings and more information about proposed

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1 EASTCHESTER ARB - 3/5/15
2 materials, finishes, light fixtures, that kind
3 of thing.

4 MR. MARCELLO: Is there a way we can
5 get a list of exactly like what we -- can we
6 talk to somebody in the meantime just to get
7 like sort of a list of like what we need?

8 MS. UHLE: Sure. I can coordinate
9 with anybody. Tomorrow if you want to call me
10 at the office.

11 MR. MARCELLO: So we can bring

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everything that you guys need.
13 MS. UHLE: Yes.
14 THE CHAIRPERSON: We haven't opened it
15 up to the public hearing. We'll do that at the
16 next meeting.
17 MS. UHLE: I think you did, because
18 that's when the applicant got up to speak.
19 THE CHAIRPERSON: Oh, yes, but we
20 didn't close it.
21 MS. UHLE: It was opened though.
22 THE CHAIRPERSON: Yes. So we won't
23 close it, and we'll close it next time. It
24 will remain open.
25 Again, as I said before, Application

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1 EASTCHESTER ARB - 3/5/15
2 14-59, 233 Main Street, is adjourned to the
3 next meeting.
4 I would like to make a motion to close
5 the ARB March 5th meeting.
6 MR. GARCIA-BOU: Second.
7 THE CHAIRPERSON: All in favor.
8
9 (All aye.)
10
11 THE CHAIRPERSON: Good night.
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C E R T I F I C A T I O N

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
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.

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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 27th day of March, 2015.

DI NA M. MORGAN
Court Reporter

DI NA M. MORGAN, REPORTER

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