TRANSCRIPT OF THE TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

MARCH 5, 2015

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
MARIA 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
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Bronxville, New York 10708
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DINA M. MORGAN, REPORTER
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.

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

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

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

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

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

Just to kind of recap, it's a knock down house right on the lake. Two thirds of the property is actually in the water. We're fully zoning compliant using all of the...
setback. The intent of the house is to, you know -- to have a pretty rectangular, very modern house with lots of glass focusing on the rear for recreation, having good street presence, nothing too overwhelming for the neighborhood. Just having really simple elegant materials in terms of very simple color pallet, some stone, some wood, and lots of glass. That was pretty much the design of the house.

We talked about the material is -- the bulk of the material is going to be a cement fiberboard, and I was able this week to bring samples. I don't know if you want to pass this around. This is the color. This is the material sample. This one here is the color, the light gray. The cement fiberboard, as you can see on the elevations, we've actually come up with scoring the joints. That kind of made sense to go along with the windows, some squares and rectangular panels. They come in 4 foot by 10 foot sheets, so they're easily cut on site. They're actually adhered with a silicone, so we're able to cut around the windows, the garage doors, and where we need to. The main accent wall is a rough textured...
gray stone that's on the board there, and referring back to the board, if you look at the new rendering on the driveway, the driveway is going to be a series of 3 foot square stone with kind of loose rivers, pebbles and stones in between just creating a modern geometry with landscaping, and I will read the landscape architect's overall intent: Basically have a low maintenance, modern design consistent with the architecture. The goal was not to have many deciduous plants so that the Screening is all year round. There are a lot of evergreen ground cover, such as Juniper in the center island, there is Liriope on the north and on the property edge where the turf will not grow, holly hedging along the north just to screen the fence about 4 foot tall, and the intent is to utilize the existing Arborvitae that is there now and supplement them with 10 to 12 DINA M. MORGAN, REPORTER

foot tall Arborvitae for immediate screening from the neighbor. He's also reusing some of the specimen Lace Leaf Maples that are there. So there is existing screening there. We're supplementing as well as beautifying the interior. There is a whole planting list that I felt was placed appropriately.
One of the other issues we talked about last week was along the side of the house the natural contour of the land it kind of slopes down toward the rear, so we have a series of tiers and steps enabling people to walk around I guess that would be the south side of the house or the east side down to the back yard towards the lake and then again up to the raised patio level.

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

Getting back to the material board, we

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felt that the facade was a good combination of some of the stone, the joints of the cement fiberboard, and obviously the dark stained wood of the front door as well as the garage door with all the glazing. So we felt it was a good modern approach, yet with some warmth softness to it that would give it good street presence.

Ms. Uhle: Could you put this up and explain on that what goes where, because I'm
l i t t l e  c o n f u s e d ?

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the pallet.

Ms. Bonasia: The piece there, is that the same --

Mr. Schlomann: Right. This is a larger sample, which came in the wrong color.

Ms. Nemecek: And is the framing for the windows going to be that same wood color you have that's --

Mr. Schlomann: The frame for the windows -- the windows we're actually going with the Anderson 400 Series, and we're going to create this look with a series of fixed windows, pictures windows and casement and awning, if you look at the rendering of the three windows in each of the configurations, and it will have a dark, it's almost a black frame that will go on. So it will be a little bit darker than the brown itself.

Mr. Garcia-Bou: The joints between the panel themselves, how big they are and how are they being treated; is there going to be any caulking?

Mr. Schlomann: They're almost like a reveal. They're maybe a quarter inch. They don't butt up against each other. They're a quarter inch.
MR. GARCIA-BOU: How is it being treated? Does it just stay open?

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

MS. BONASIA: The retaining wall in the back yard toward the lake, there is a lot of sidewalk that is being done, and I see different materials there. It looks like brick, but I believe it's not a brick.

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

MS. BONASIA: It is? Hardwood?

MR. SCHLOMANN: Yes. Cedar.

MS. BONASIA: Oh, that's interesting.

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

MS. BONASIA: What is the other material?
MR. SCHLOMANN: Well, this is going to be the foundation here.

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

MR. SCHLOMANN: Correct. Correct.

The railings are glass railings, which we talked about last week. Clear View Railing is the company.

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

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

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

MR. SCHLOMANN: The pool equipment is -- the condensing units are under the stairs over here behind the hidden wall. I think that was on there. The pool equipment is actually going partially underneath the hollowed out patio, enough to access -- because the height is pretty -- is about 6 feet tall on that side,
so it will be enough to access it and to
breathe and to service it.

THE CHAIRPERSON: So like where those
windows are there?

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

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will be underneath here.

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

MR. SCHLOMANN: It is on the plan.

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

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

MS. NEMECEK: It's going to be the
same kind of glass that you have for the
windows.
MR. SCHLOMANN: The glass door, correct. There are a few windows on the side there wherever it's above grade. I think there are three windows.

MS. BONASIA: I see two areas with the potential for porches where you could sit outside. What are you proposing as a railing?

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

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

MR. SCHLOMANN: It's glass.

MS. BONASIA: What about on the other side?

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

MS. BONASIA: It's glass with metal?

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

But there is none over the garage?

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12 inches off the decking.

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

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

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

MR. SCHLOMANN: It's a window.

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

MR. SCHLOMANN: No.

MS. BONASIA: It's just a window.

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

MR. SCHLOMANN: Here?

(Indicating.)

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

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

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

MR. SCHLOMANN: In terms of storm
water, the engineer is working with the consultant -- is it Alan -- getting ready for more details on the storm water for the Planning Board.

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

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here wish to -- as usual.

(No comments.)

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
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(All aye.)

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

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

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

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

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

MR. SCHLOMANN: Yeah.

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

MR. KING: I remember what it looks like, but not what it is.

THE CHAIRPERSON: It just looked so nice and stayed so nice. It was similar in the panels like the way you use the panels of the --

MR. SCHLOMANN: The fiberboard?

THE CHAIRPERSON: Yes. Because no matter what, wherever you put the real wood --

MR. GARCIA-BOU: The accent wall, does it have a cap or is it finished?

MR. SCHLOMANN: It will be a capstone, but in terms of sealing it, we wanted it just to end without any sort of cap detail just kind of a rectangle ending, kind of simple.

MR. GARCIA-BOU: It would be the same finish; right?

MR. SCHLOMANN: It would be the same finish.

MS. NEMECEK: There seem to be recesses in the illustration but not on the landscape plan. Are there going to be recesses
where you have beds, or is it going to one
straight -- you see on your lower left
illustration?

Mr. SCHLOMANN: This you mean?
(Indicating.)

MS. NEMECEK: No. On the bottom, that
wood accented wall. Yes. See there's a recess
in there.

MR. SCHLOMANN: That's actually the
configuration. That is going to be there, yes.
Is that not on there? It actually has it here.

MS. NEMECEK: Okay. I only have the
landscape plan. I think it looks nice.

MS. UHLE: How high is the wall? I
know it's not a retaining wall, the wall next
to the pool surrounding the pool.

MR. SCHLOMANN: Right at the pool I
believe it's about 6 and a half feet -- the
pool itself it's actually more, it's 8, because
the pool is going to be 8 foot deep plus a
little at the furthest point, and then it's
going to tier down to another one and that's
going to be about 6, so the highest point is
about 8 and a half.

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THE CHAIRPERSON: Do you think that
they answered all the other questions that you had? I wasn't here for the previous one, but has everything been answered?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: So then any other comments?

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

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

MR. SCHLOMANN: We don't.

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

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

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Lake. There will be openings. They have the kayaks there so there will be storage. We'll detail it better.
MS. UHLE: Or even a cross section. It is all within the actual building envelope, so technically you could have a portion of the two-story house even where the pool is located, but that's the only thing that concerned me.

MR. SCHLOMANN: We'll detail that out.

THE CHAIRPERSON: Any other notes going towards the Planning Board?

(No comments.)

THE CHAIRPERSON: Then I would like to make a motion to move Application 15-02 along to the Planning Board with the recommendation of approval.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Next up, Application
THE CHAIRPERSON: 233 Main Street.

MS. UHLE: It has been adjourned until the next meeting.

MR. WILE: Hi. My name is Arnold Wile. I'm the architect for Dr. Ivy and Mr. Marcello, and we're planning an addition to their house at 18 Interlaken.

The plan is to expand the house, and this is the addition to the existing house. They want to also do alterations in this section, which will require changes in fenestration front and back in the existing. This is the side. I'll show you the front. If you look at the picture of the existing, you'll see that there's a window, which is the window that is located right here if you look at the existing. On the plan it's shown dotted, because this part of the house -- this house,
course will line up and match the existing windows. All the materials, the brick, everything is going to match.

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

Are there any questions?

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

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

MR. GARCIA-BOU: The finish is wood?

MR. WILE: Yes.

MR. GARCIA-BOU: Painted?

MR. WILE: It will be a painted wood door, yes.

MR. GARCIA-BOU: No glass; right?

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

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

MR. WILE: Yes, if you check the photographs that you have. Everything is going
to match, of course, including the slate roof.

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

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

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

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

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

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

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have no head room problems in there?

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

MS. NEMECEK: Looking at the facade of
the house, you're going to maintain the arch
window in the center, because it looks a little
small when you have the addition on it. The
one that is already existing, the arch window
in the roof.
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MS. UHLE: In the gable?

MS. NEMECEK: In the gable in the center.

MR. WILE: We are not planning to remove that. That part is coming forward slightly.

MS. NEMECEK: But it still looks too tiny when you put the new addition onto the right-hand side of the house.

THE CHAIRPERSON: I think it's more in the elevation that it looks tiny, but not so much in the --

MS. NEMECEK: You can hardly see it now.

THE CHAIRPERSON: I know you could hardly see it, but it's not like it's a window.

MS. NEMECEK: It's an ornamentation, but it looks a little tiny.

THE CHAIRPERSON: I don't think you could make it any bigger. It would wind up almost looking like it's going above the roof. You know what you mean? Visually already it's like --

MS. NEMECEK: It's so tiny.

MS. BONASIA: I think we're all struggling with the massing, I think. The
addition is okay. It's just maybe what we're looking for is something that can soften up the -- you know -- the massing so it will look -- right now it just looks like a big house. It has gone beyond --

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

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

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massing with some kind of like -- that's why I think she was addressing the window in the middle -- maybe do something that -- it's just looks awkward.

MR. WILE: Well, if the people who built it originally were going to build it this size, this is the way they would have built it. You would never pass this house, in my opinion, and say, you know -- I like to say to people, if your friends come over that haven't been there before and they say, nice addition, don't take it as a compliment. I think this will look totally original just like it was -- I'm sure if the people who built it originally were going to be build it bigger, they would do it
this way. I don't want to do anything to -- you know -- I mean, today it's the style to put lots of dormers and stuff. I think that this is very clean, as clean as we could make it, and in perfect harmony with what's there.

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

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

MS. BONASIA: Even the form. Even the form.

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

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

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

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

MR. WILE: This is all the same. I
mean, you have this thing, but I can't imagine
what you could do to -- I'm not sure I
understand what you're --

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

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

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not clear what you're meaning either.

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

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

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

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

MR. WILE: Sure. I'm sorry. I was
saying, if we showed the new side and the other
side the same, it would look more unified in this elevation. Perhaps that's -- I can't imagine this thing being more unified than what it is.

THE CHAIRPERSON: I think something that would help the presentation of it would be, yes, that we could see that, but also that we could see it in a 3D. I think that that would help to see how things break up a little bit, yes, that center piece, and how things look really more like the way the pictures look, because the photos obviously are more realistic. What we need to see is -- typically the elevations that we are looking at are not 50 percent, they're bigger, and it helps. The details don't get so lost in it. Also, a 3D rendering could really help to get an idea of how this massing is going to work. I'm not necessarily saying it's not working, but I'm just saying that it's not really very visually presented well enough to get it. It's not -- when I just compare the little window and I look at it on the flat, which this is, it looks awkward, but when I look at the picture, it looks much more like it works, but that's because the picture shows so much more of the
angles of the slope, of the pitch of the roof, of just everything, and I think that that could really just help in terms of understanding how

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this works.

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

MR. GARCIA-BOU: What I see as throwing it off, like I said before, is the fact that the entrance is throwing things off. There is nothing you could do about that.
The other thing that is maybe throwing it off is also the new windows on the -- the three windows of the new family room I would say --

MR. WILE: Yes.

MR. GARCIA-BOU: That also somehow is making more window openings, so that's also in a sense throwing the whole picture off. I mean, proportionately the house is fine. I don't have problem with the proportion of the house. It's fine. The fact that the entrance is there, there is nothing you could do about it, but maybe that window also can be an issue throwing it off also.
MS. UHLE: Which window are you referring to?

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

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

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

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

THE CHAIRPERSON: The adjacent buildings on the block.

MR. WILE: There are some photographs...
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here. I could show you those. This is very
much in keeping with what's there. This is not
insult the neighborhood. It's a much better
looking building than what's there now.

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

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

THE CHAIRPERSON: Yes.

MS. UHLE: I did speak to the
architect about for future submissions doing
either half scale or full scale drawings just
because they're easier to read. My only
concern is with requiring the 3D rendering or
the street-scape, in all honesty, for people
that are doing additions those could start
getting very costly, but that doesn't mean that
an applicant can't -- I think it's fair to say
could you provide us with very clear -- you
could still ask for that -- provide us with
very clear pictures of what the houses are on
either side, the larger elevations maybe
rendered in a way that's a little easier to
read. Would that satisfy what you're looking
for as well? I think the photographs here
aren't really clear what each house on either
side looks like.

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

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

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

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

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

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

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

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

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

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

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

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

MS. UHLE: Yes.

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

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

(Indicating.)

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

THE CHAIRPERSON: And perhaps if you are doing it just with photographs, you could indicate where the addition fills in. You know what I mean? That space of what it fills in between the two homes. You don't have to do a
rendering, but just paste together a few photographs and show where one sits next to the other and where it will sit closer to the other.

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

THE CHAIRPERSON: Is this a double lot?

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

THE CHAIRPERSON: So now the house will sit pretty much centered with the
addition, looking at this.

MR. WILE: I'm sorry, I didn't get what you said. I'm sorry.

THE CHAIRPERSON: The house now once the addition is added, will sit on the lot in the center basically with the addition added onto it.

MR. WILE: Yes, it's closer to the center. Yes. On one side, it will be over 40 feet. On the other side, it's about 34 feet. That's correct, it's closer to the center by adding the addition. There is still a side yard of more than 40 feet.

THE CHAIRPERSON: Any other questions or comments before we bring it up to the public?

(No comments.)

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THE CHAIRPERSON: I would like to make a motion to open Application 15-09 to the public.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. WILE: This is Dr. Ivy.

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

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On the other side, our neighbor has actually -- I was actually just trying to look up the square footage of his house. He has recently, I think last year, done a complete renovation and made that house at least this size. So just to put perspective on -- also one block away from us there is this humongous house that took up the whole corner. So this is not at all out of scale for the neighborhood. Actually, we're happy because we...
get to gain all of that back yard space for the
kids instead of just having a huge driveway
back there with a single car sort of under a
1938 house. So the real impetus was originally
the garage and then to just try to maximize to
have a bedroom above it for us.

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

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that's throwing the whole thing off, the whole
elevation. I don't know if I'm allowed to say
that or not.

MS. UHLE: Sure.

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

DR. IVY: Hi. Chandra Ivy again. One
of the main reasons -- actually, we did think
about that to begin with, but the main issue is
then instead of just changing the split level portion of house, you end up having to knock down and do all the walls on the inside, because where the entryway is now is where again the general flow of where the rooms in the older house was, and actually the split level was only to the right of that. So by keeping that there we kind of -- you would have to end up changing literally all of the rooms in the front of the house, but we didn't want to do that.

MS. UHLE: Were you necessarily talking about relocating it or just maybe --

MR. GARCIA-BOU: Either relocating it or doing something.

MS. UHLE: Something to the exterior design.

MS. NEMECEK: The window to me looks weak in the existing house, the little arched window, the entry looks weak, so when you add this massive part, which makes sense, you're going to extend, that entryway just looks a little --

MS. BONASIA: Detached from the house.

MS. NEMECEK: Detached. It almost looks a little --
MS. UHLE: Again, I want to clarify, you’re not necessarily talking about centering it --

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

MS. UHLE: Prominent.

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

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new windows here and it’s all going to match, but you’re still going to have --

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

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

MR. MARCELLO: Hi. I’m Mike Marcello. I think to put it in perspective, if maybe Arnold could say how much bigger it’s actually getting. I sort of get the impression you think we’re adding on this massive -- like doubling the house or something, but part of it already exists that we’re changing. It’s really like the two car garage part of it is
what's being added. The footage is 22 feet?

MR. WILE: Yes.

MR. MARCELLO: Out of a hundred and --

what did we say it was -- the house is getting

bigger by how many feet?

MR. GARCIA-BOU: We're really not

questioning the size.

MS. BONASIA: We're not saying to make

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it smaller. We're just saying that --

MR. MARCELLO: It just sounds like you

think the addition makes like the entrance

looks too small or --

MS. BONASIA: There's a disconnect

with the massing.

MR. GARCIA-BOU: The mass is fine.

The size of the house is not the issue. The

addition is not the issue. It's just the

configuration and trying to make it look --

MS. BONASIA: Unified.

MR. GARCIA-BOU: -- unified with the

rest of the house.

MR. MARCELLO: I'm with you. I want

it to look good too, believe me, which is why

we're entrusting our guy here.

MR. WILE: A couple of comments I

would like to make. One of them is that the
quest of unification, we're taking the existing roof, the existing brick, every single detail and were extending it. It couldn't look more unified in my opinion. The other thing is, all of your other comments have to do with the existing house, not to do with the addition and

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I --

THE CHAIRPERSON: I think it's the total house, not just --

MS. NEMECK: Not just what's existing. Once you add the addition, it's going to look even less prominent.

THE CHAIRPERSON: The end result.

It's the end result of the whole home.

MR. WILE: I understand that the home could be improved, but if you look at the house the way it is now and then you look at the house with the addition, I'm not suggesting that the entrance is ideal, but yes, you're right, in my opinion it would be better if the entrance -- something were done with the entrance.

MS. NEMECK: As I'm looking at your illustration right here, you have a box written with some text, which I cannot read -- let me see -- it says: "Remove existing bay window."
What you have in existence in reality is a sloped roof. So you know what looks better; that box. So why don't you put a balustrade instead of having that flat roof? Have a flat roof with a balustrade. Do you know what I'm talking about?

MR. WILE: I do.

MS. NEMECZEK: That would look more prominent in the larger, finished house. So you don't move the entry, you just change --

MR. WILE: We're all in agreement here. See the thing is that I agree with everything you're saying. Is it clear to you what's going on here, what the -- I'm sorry, I forget your name. I'm sorry.

MS. NEMECZEK: Jennifer.

MR. WILE: What this lady is saying is that the entrance -- as you walk in, the roof of the entrance could be improved. I agree with you. I don't think that's any -- but the point I'm trying to make here is that this house -- if you rated this house 1 to 10 and then you added the addition, the rating might be higher but it certainly wouldn't be lower. Now, we're all in agreement whatever you rate it, it could be higher again by making the
changes that you're suggesting. Nobody is arguing about that. The question is: Do we have -- are these folks required to do that?

MS. NEMECEK: We're here to provide a comment, and we're looking at the overall visual appearance of the house for the homeowners. I'm not going to live there, but I just want to help everybody else out, and I'm telling you that right now I think that sloped roof looks weak with the overall house with the addition.

MR. WILE: I agree with you.

MS. NEMECEK: Okay.

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

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

The first comment was packaging it so
that it's easier to read and a little more legible; and the second comment is in terms of making, to kind of quote you, to make the addition look more integrated with the entire house and less like an addition, perhaps try to address the front entrance in some way that helps to tie it all together. You could probably do that in a way that's fairly simple, again without having to relocate it, just as Jennifer mentioned, or there might be other alternatives. Right now, that's about the only comment that I'm hearing; try to see if there are things you could do to better integrate the entrance, the center piece, and the addition so that it all looks more coherent.

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

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

MR. WILE: I hear you, and we're all in agreement about that.

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

MR. WILE: In a month?

MS. UHLE: Yes. And then they will refer you to the Planning Board with either a recommendation to approve it or to approve it with modifications. So that is the purpose of this Board. They serve as an advisory board to the Planning Board with regard to aesthetic issues.

MR. WILE: I've heard everything the Board said with respect to presenting this maybe with more photographs or in a way that maybe the Board can understand how far away the other buildings are and the relative mass of the buildings to the right and the left, but in terms of any substantive changes, the only thing is that we all agree that, yeah, it would be better if there was a somewhat different portico. I mean, I can submit this in a few days when the Planning Board meets with the
portico, as we've all agreed, if that's what it takes, but the other stuff is just -- I mean, all I can do is lose a whole month and have a different portico.

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

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

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

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

MR. WILE: No. Tell me what they are. As far as I'm concerned, the only change that
we talked about was maybe the portico.

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

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

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

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specifically with what was requested before it got to us.

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

MS. BONASIA: Are you considering some lights outside the garage doors or maybe some kind of awning that makes it a little bit charming?

MR. WILE: We were thinking of two
lights above the garage doors, which would also be on a motion detector.

MR. GARCI A-BOU: What kind of lights are they?

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

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

MR. WILE: Yes.

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

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Look at and the things that should be included with your application when it does go along to the Planning Board as well. I don't think we're asking for a lot, and I think that, to be quite honest, sir, you're very adversarial and you came across that way from the get go, and
it's not helping. I think that that probably
would have helped us get a long way with this.
We're not here to make things difficult by any
means and, you know, particularly on the home
owner, and I can understand their position.
I've been in it, okay, many times. So in order
to do things and to do things right, I suggest
you come prepared with samples, with -- if you
say you're going to match the brick, bring a
sample of the brick that you found that
matches, because I think you're going to have a
rough time with that, to be quite honest, but
do it. These are the things you could bring.
You're going to paint that garage door, you're
going to have a garage door, you have a cut of
it. Whatever the light is, you have a cut of
it. We haven't picked it out yet; that doesn't
fly. This is the place you come to with all

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

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

MS. UHLE: You're going to come back to this Board next month with the revised drawings and more information about proposed materials, finishes, light fixtures, that kind of thing.

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

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

MR. MARCELLO: So we can bring
everything that you guys need.

MS. UHLE: Yes.

THE CHAIRPERSON: We haven't opened it up to the public hearing. We'll do that at the next meeting.

MS. UHLE: I think you did, because that's when the applicant got up to speak.

THE CHAIRPERSON: Oh, yes, but we didn't close it.

MS. UHLE: It was opened though.

THE CHAIRPERSON: Yes. So we won't close it, and we'll close it next time. It will remain open.

Again, as I said before, Application

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14-59, 233 Main Street, is adjourned to the next meeting.

I would like to make a motion to close the ARB March 5th meeting.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Good night.
14 (MEETING ADJOURNED)

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 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.

DINA M. MORGAN
Court Reporter