TRANSCRIPT OF
THE TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
APRIL 2, 2015

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

BOARD MEMBERS IN ATTENDANCE:
LAURA RAFFIANI, CHAIRPERSON
CARLOS GARCIA-BOU, 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

DINA M. MORGAN, REPORTER
THE CHAIRPERSON: Good evening, everyone. Welcome to the April 2nd, 2015, ARB meeting. We have a little bit of an unusual situation tonight in that we only have two members of the Board here for a variety of reasons, but we will proceed with the meeting a little bit more informally. We didn't want to keep anybody back from going forward to the Planning Board just because of the lack of the other members tonight. So we'll proceed in a work session kind manner, but still we will have the meeting tonight and we don't want to hold anybody back.

MS. UHLE: And there is still the opportunity for public comment, and then when and if the applications are referred to the Planning Board, those will be public hearings and still the opportunity for public comment at those meetings as well.

THE CHAIRPERSON: First off, Pledge of Allegiance, please.
(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Roll call.

DINA M. MORGAN, REPORTER
Margaret.
MS. UHLE: Enda McIntyre was not able to make the meeting. Jennifer Nemecek was not able to make the meeting. Maria Bonasia also was not able to make the meeting this evening. So we have Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: And Laura Raffiani.

THE CHAIRPERSON: Present. All right. Because of the lack of the other members, we won't be approving the minutes from the last meeting.

First up we have old business, Application 15-09, 18 Interlaken. Welcome back. Hello again.

MR. WILE: Good evening. I'm Arnold Wile, continuing from our last meeting. At the last meeting, there were some items that were requested by the Board, and I hope that we fulfilled those.

First, here is a plot plan at a larger scale so you could see what we're doing. This shows a great deal of pavement that we're eliminating.
THE CHAIRPERSON: Thank you.

MR. WILE: This is the existing plot plan, and it shows pavement, most of which we're eliminating, and the net result of that is that there will be less total lot coverage after the addition is built. So this is the addition and here the dotted line shows all of the eliminated pavement. I think you have smaller copies of this, but one of the things that we talked about last time was a photographic --

THE CHAIRPERSON: The montage.

MR. WILE: -- montage showing the relative sizes and the relationship of the house to the existing and I put this. I don't know if it's visible?

THE CHAIRPERSON: Yes. Very good illustration.

MR. WILE: That shows the addition. This addition, as you can see from the plan, we're extending the existing roof and everything is matching. The slate there is a common Pennsylvania slate and it's no problem at all. The reason we have two bricks instead of one is because in your documents you'll see there's a photograph of the brick
and there is a variation of color as there is
in the bricks that you have in front of you.

Another issue that came up at the
previous meeting was the roof of the
entrance. Although this is completely
separate from the addition that we're
building, we did add something which would
make the eye come to it more quickly.

THE CHAIRPERSON: I think that that
photo montage is a big help, and it really
helps to see it in that perspective where you
could see what's going on on the rest of the
block and you could see, you know, what it
adds to it in comparison to the sizes of the
homes in the area. I think it fits in nicely
and it's balanced. It has a balance to it.

MR. WILE: Thank you.

MR. GARCIA-BOU: What you did to the
front of the entrance actually brings the
whole house together, by the way.

MR. WILE: Thank you.

MR. GARCIA-BOU: I like that. The
only thing I'm concerned about is the slate
roof. Do you have this material already that
you could get to match the existing?

MR. WILE: Yes. This is Pennsylvania
slate. I've done it many, many times. It's no problem at all.

MR. GARCIA-BOU: And the brick, you don't have any problem matching the brick?

MR. WILE: Correct. Also, I might mention if you look at the photograph, you'll see that's a rather interesting -- it's more than the brick, it's the way that the --

THE CHAIRPERSON: Mix?

MR. WILE: Exactly. That could be copied as well.

MR. GARCIA-BOU: Okay.

THE CHAIRPERSON: The other thing is that there is that white trim that kind of separates it, so you're not going one butt up against the other, the brick, from the old and the new; correct? There is a bit of trim that kind of separates it?

MR. WILE: Yes. Yes, that's correct.

THE CHAIRPERSON: That's always a help, and the shadow from the trim and everything, you know, it definitely kind of breaks it up and makes it a little easier to transition from one to the other.

MR. WILE: Yes.

THE CHAIRPERSON: So, Margaret, were
there any other questions?

MS. UHLE: In the meeting notes I
listed what you had requested that the
applicant submit, and I do think they were
extremely responsive.

MR. WILE: The other thing that I
didn't mention that in your packet you'll
find, there was a discussion about the door
to the garage and also the choice of the
light fixtures, and we included photographs
of those.

THE CHAIRPERSON: They're included.

Okay. Well, I think the whole plan, the
scale of the plan is much more legible and
the presentation is much better, and the fix

DINA M. MORGAN, REPORTER

on the entrance I think kind of ties it in.

MR. WILE: Thank you.

THE CHAIRPERSON: I'm much more
pleased about sending this along to the
Planning Board.

We didn't close the public meeting,
so if there is anyone from the audience that
would like to get up and speak about this
application.

(No comments.)

THE CHAIRPERSON: I make a motion to
close the public meeting for Application 15-09.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: So then --

MS. UHLE: So you will expect to be on the next Planning Board agenda, and the submission process is almost exactly the same. If you have any questions about that, you can give me a call.

MR. WILE: Okay. Thank you. Good night.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

THE CHAIRPERSON: Next up we have -- Margaret, being that it is a work session, do we make a motion to move it along to the Planning Board or recommend to the Planning Board that --

MS. UHLE: That it's approved as submitted. You can basically do it the same way.


MR. IANNICITO: Good evening. My name is John Iannicito. I'm an architect and I'm representing Mr. and Mrs. Mike Provenzale...
this evening, the owners of the subject property. We're proposing additions and alterations to the existing structure located at 7 Hunter Drive.

The proposed scope of work will include a two story addition at the front of the existing residence, a second story addition over the existing footprint, new bay windows at the front and rear of the existing residence, construction of a covered portico or a roofed portico over the existing patio.

DIANA M. MORGAN, REPORTER

construction of an in-ground swimming pool, and facade alterations.

This application was presented to the Zoning Board and the following variances were granted on March 10th, 2015: The first was for the total gross floor area, the second was for the total impervious surface coverage, and third was for the side and rear setbacks to the pool equipment, which the pool equipment is sitting in the rear corner here.

I'll show you the floor plans really quick. On the first floor, this is the addition at the front of the existing residence, which will contain a new living...
room, new powder room, expansion of the existing foyer, and a new entry porch. Then interior alterations where the existing living room will now become the dining room and the existing dining room will become part of the kitchen/family room space. This is the addition of the covered or the roof portico area over the existing patio.

On the second floor, in three of the

existing bedrooms we will add new bay windows; two at the front and one at the rear, and then the addition above the existing footprint will contain the master suite, which will include a master bedroom, bathroom, two closets, and a sitting room.

This is the front elevation with the two story addition and the addition over the existing footprint, along with the two bay windows in the existing bedrooms. On the right side, the two story addition and the addition above the existing footprint. At the rear, here is the addition above the existing footprint and the new bay window at the rear bedroom with the covered pergola and the covered pergola's side elevation here, and we're also removing and replacing the
existing garage door with a new overhead door.

On the facade materials, we are removing the existing brick veneer and replacing it with a new stone veneer, and removing all the existing vertical siding and replacing it with the new HardiePlank lap siding.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15 siding. I put this drawing together with the exterior materials. Here’s a drawing of the existing elevation and the proposed. On the proposed exterior materials, we will have HardiePlank lap siding in a Navaho beige finish. The stone veneer will be an old country stone finish supplied by New England Stone. The roof surfaces will be asphalt over the main portion of the roof in a weathered wood finish, and then copper over the front bay window and the front entrance porch. The windows will be vinyl clad in a white finish, trim board will be painted AZEK in a white finish, the gutters will be aluminum in a white finish, and the front door will be a stained wood.

Thank you for your time and happy to answer any questions you may have.

THE CHAIRPERSON: Go ahead, Carlos.
MR. GARCIA-BOU: The only comment I have is: Where you have the oval window, I believe that's a bathroom there.

MR. IANNICITO: The powder room, correct.

MR. GARCIA-BOU: It's taking away from the stone main addition. If you reduce your stone at that location and just make it as a wainscoting like you have on the other side continuing across --

MR. IANNICITO: This area here?

(Indicating.)

MR. GARCIA-BOU: Yes, and just continue the wainscoting across.

THE CHAIRPERSON: The water table.

MR. GARCIA-BOU: The water table.

MR. IANNICITO: Stone just here and continue HardiePlank?

(Indicating.)

MR. GARCIA-BOU: Yes.

MR. IANNICITO: We looked at that version also. I think when we looked at it, we didn't just want to have this tall element in stone. This was going to be just a shorter piece under the copper roof, wrapping the corner, and then extending into the
entrance, and we thought extending the stone into that entrance would give you a better presence of the stone as you're approaching.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

the house rather than just being this one tower. This is only a one story space and then it will wrap the corner and head into the porch area. I think having the stone around the oval window is a nice feature and it kind of makes the entrance a special piece on the facade.

MR. GARCIA-BOU: The bay window, that material on top of that, what's that?

MR. IANNICITO: This is copper.

Standing seam copper to match the standing seam copper over the one-story space of the front porch.

MR. GARCIA-BOU: Okay. The capping on the stone on the other side, what is that material?

MR. IANNICITO: A blue stone.

MR. GARCIA-BOU: Blue stone?

MR. IANNICITO: Yes.

MR. GARCIA-BOU: And the steps are also going to be --

MR. IANNICITO: The steps will have a stone riser, blue stone trim.
MR. GARCIA-BOU: Okay.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

THE CHAIRPERSON: The front elevation is a little difficult to read because there are a lot of levels front and back and also up and down. I don't know if it's easy for you to do it, to make a 3D of it for the Planning Board, but I think it would be really helpful just to kind of get that feel of it.

MR. IANNICITO: This mass here is the closest to the street, and then this steps back, this steps back again, and then that steps further back.

(Indicating.)

THE CHAIRPERSON: There is a lot of play in there that you're not really seeing.

MR. IANNICITO: You're not seeing it on the flat, yes.

THE CHAIRPERSON: If you could that, that would be helpful. I don't know if it's required for you to have the existing overlaid on there, because it's kind of messing it up as well. Maybe you could lighten that up, those lines.

MR. IANNICITO: On this elevation?
EASTCHESTERARB - 4/2/15

THE CHAIRPERSON: Yes.

MR. IANNICITO: Here I did show the existing, but I took it off of this one. I don't need to have it on this.

THE CHAIRPERSON: The one that goes to the Planning Board.

MR. IANNICITO: I could easily put a smaller version of the existing next to the new so they could see it together on the same sheet. I don't think that would be a problem.

THE CHAIRPERSON: I think that would help just to be able to read it. Then on your materials you're going to do on the roof --

MR. IANNICITO: Weathered wood. I think it's the second one.

MR. GARCIA-BOU: What wood did you say?

MR. IANNICITO: Weathered wood. It has a little bit of the brown in it to pick up on some of the rust colors of the stone and the copper.

MR. GARCIA-BOU: Your entry door
EASTCHESTER ARB - 4/2/15

finish is?

MR. IANNICITO: It would be a stained wood. The garage door is going to be a white painted. The garage door is on the side, but you do see it as you approach the house from I think that's Dell. I don't know what the name of the road is on that side coming up Hunter. It might be.

THE CHAIRPERSON: With relationship to the other homes in the area, I know you sent pictures of it. So this address is --

MR. IANNICITO: 7.

THE CHAIRPERSON: 7. So which is to the left and right of 7?

MR. IANNICITO: I think 11 is the one right next to it. It's got a two-story space. I think it's 11.

THE CHAIRPERSON: Right. Okay. Hunter. Got it. 11 Hunter is on one side and then maybe 15?

MR. IANNICITO: So 11, and then the other one is actually on the corner. This is one house in from the corner. The other one would be on Wildwood. I only included the
photos of the houses on Hunter. The one that's right next door closer to -- actually it's Wildwood that cross street. It actually fronts Wildwood, so you actually see the side of the house in relation to this one.

THE CHAIRPERSON: Is 22 the end of it?

MR. IANNICITO: 22 is further towards Country Club. 22, 26 are closer up the street towards Country Club.

THE CHAIRPERSON: So they're all fairly large homes.

MR. IANNICITO: I think a lot of the homes all started off as this style of a split or a ranch, and they've all had additions done over the years for those second story spaces.

THE CHAIRPERSON: There was no need for any -- oh, yes, you said just the pool equipment.

MR. IANNICITO: Also for floor area and coverage. We had two other variances.

THE CHAIRPERSON: Okay. The impervious surface, is a lot of that from the pool?
MR. IANNICITO: The pool deck really added, and they already had a patio out there. So the pool patio actually increased it and put it over the allowable.

THE CHAIRPERSON: All right. So Carlos, did you have any other comments or questions?

MR. GARCIA-BOU: No. Those were the only comments I had before.

THE CHAIRPERSON: Okay. So I would like to move to open Application 15-07 to a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: Is anyone here to speak to this application.

(No comments.)

THE CHAIRPERSON: No. We will close that public hearing. Carlos.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: So then --

MS. UHLE: You refer it to the Planning Board. The comments you had were you recommended that the applicant prepare a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

3D rendering for the Planning Board and you also recommended that they remove the image of the existing elevation from the proposed
THE CHAIRPERSON: Yes, that was it.
MR. IANNICITO: Thank you.
THE CHAIRPERSON: Thank you. So off you go.
MS. UHLE: Referring it to the Planning Board.
THE CHAIRPERSON: Referring it to the Planning Board.
Next up, Application 15-16, 24 Warwick Avenue.
MR. KURTH: Good evening. My name is Peter Kurth. I'm the architect for Mr. and Zao (Ph.). They couldn't be here tonight, they wanted to be here, but it's a school holiday week, I think they're away. This is the first time we've been before the Board, and we would like to introduce the project to you.
The program consists of raising the roof to add a one-story addition to a part of the house. The goal is to add an additional bedroom, bathroom, and a communal TV area for the children to play in. That area has no walls and doors, it's just an open alcove area. There is very little change to the...
footprint of the building. The only change
is a small portico that we added to the front
of the house, which is actually the side of
the house, to add some architectural
interest. My staff has informed me that, I
guess as a result of conversations with the
town officials, that this elevation over here
is actually the front elevation. It's the
way the zoning works out. You could see most
people call it the side of the house with the
garage.

From eye level this is what you would
see of the addition. You could see from this
picture here, a picture of the side of the
house. We're adding up in here. The side of
the house, again which most people would
consider the front of the house, that is this
elevation here. You could see the Warwick
Avenue existing facade, in my opinion, it's

DINA M. MORGAN, REPORTER
Anderson windows white. I wish I had a sample of it. The siding we propose HardiePlank to get the color exactly to match the existing. There is no plan of re-painting the whole house, so if we can't get the HardiePlank to match, we'll just paint it to match. All of the trim will be white AZEK. The intent is to really blend, enhance and make the house, in my opinion, more interesting.

THE CHAIRPERSON: Could you lift that plan up a little bit? Actually, for a second I thought the back was the front that we were looking at there. We're not able to see --

MR. KURTH: This gable goes front to back. This is the back of the house.

THE CHAIRPERSON: Right.

MR. KURTH: This is the front, again which is actually the side based on zoning. That's the side that faces Warwick.

THE CHAIRPERSON: The front elevation with the --

MR. GARCIA-BOU: That's the side elevation.

THE CHAIRPERSON: The side, the Warwick side that looks like the front of the
house, if you could clip it up there somehow.

MS. UHLE: I think they're not able to see that lower elevation. If you could raise it up higher or even flip it over somehow.

MR. KURTH: Is that better?

THE CHAIRPERSON: It's really not great. Maybe you could just flip the pages over the top. Over the actual thing so it hangs higher. Garrett, maybe you could give him a hand. All right, much better.

I know this is an addition, but usually you see these kinds of things happening because of preexisting conditions and windows and whatever, but this looks a little lopsided with that octagonal or hexagonal window. The little one and the one on the bottom there. It just doesn't look -- I think -- I know there's rooms behind there to consider, but you still have pretty much of a clean slate here to work with to come up with this end result. It looks like that structure was there already, and it's not, you're making it new. So I think it needs some sort of re-fenestration or maybe something that gives it --
MS. UHLE: Are you talking specifically about that hexagonal window not being centered over the other window?

THE CHAIRPERSON: That and just the whole fenestration of that area. It looks kind of like things were added on and really technically that whole mass is new, right, that whole structure is all new?

MR. KURTH: From here over is existing, we're not doing anything, and this is where the addition starts. This is the new bedroom and this is the TV room.

MR. GARCIA-BOU: The two bottom windows, are they existing windows?

MR. KURTH: These here are existing. (Indicating.)

MR. GARCIA-BOU: Those two are existing?

MR. KURTH: Yes. This is just a window we thought would enhance the gable.

THE CHAIRPERSON: That one I think is okay. It's the one on the --

MR. KURTH: This window here falls in the bathroom, and we had prior put additional windows, two windows, and nothing seemed to work as well in our opinion.
MR. GARCIA-BOU: If you had centered a smaller window to line up with the bottom window of the existing window there right above that, would that work?

MR. KURTH: It would -- it would -- that's a good question.

MR. GARCIA-BOU: If you put it the same height as the other window, I think it brings it together.

MR. KURTH: Are you talking about like here? Like so?

MR. GARCIA-BOU: Yes. You put the shutters on the side, which makes it looks like it's a good size window, which makes it look more with the house.

MR. KURTH: Yes, I could see that.

THE CHAIRPERSON: It gives it a little bit more -- I know it's not symmetry, but a little more balance, I think.

MR. KURTH: I think it's a very valid point.

THE CHAIRPERSON: Other than that, I think that it's working.

MR. GARCIA-BOU: The material that you're using is matching existing?
MR. KURTH: To the T. Everything.

THE CHAIRPERSON: What is the current material that's being used there on that house?

MR. KURTH: I think it's painted wood, and they prefer the HardiePlank, which many people do today for maintenance free, but the color will be exactly the same, texture and color. So I would be happy to make that change.

MR. GARCIA-BOU: I mean, I like the entranceway, the right side elevation with the entrance. If you make that change, that brings it together.

MS. UHLE: With regard to the window, I just want to clarify, you're asking for more of a traditional window aligned over the existing window on the first floor?

THE CHAIRPERSON: Yes.

MR. KURTH: These three align?

MR. GARCIA-BOU: Correct.

THE CHAIRPERSON: Horizontally and those two vertical.

MR. KURTH: I just hope the window falls in the bathroom right. I have to make that work. I think we can do that.
THE CHAIRPERSON: I think it would be an improvement. Other than that --
technically the address is on Warwick also, what looks like the front of the home; right?

MS. UHLE: Yes. The only confusion is with corner lots you have to have a front yard which has to have a 30 foot setback. A lot of times on corner lots to get access for the driveway and everything, it make sense that your front door on a corner lot is not going to be on that 30 foot front yard setback, but for zoning compliance purposes you have to have one 30 foot yard, one 25 foot, and two sides. So if you're on a corner, there is nothing in our law that says where the front door has to be. I think in just general conversation what's labeled as the right side elevation is really the front elevation, but they labeled their drawings just to be consistent with zoning.

THE CHAIRPERSON: Got it. All right.

MS. UHLE: Did you ask for any comments?

THE CHAIRPERSON: I would like to make a motion to open up Application 15-16, 24 Warwick Avenue, to the public.
Anyone here for this application? (No comments.)

THE CHAIRPERSON: No. So then we'll close that.

MR. GARCIA-BOU: Second.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

THE CHAIRPERSON: You can move along to the Planning Board.

MS. UHLE: With the recommendation that he realign and redesign that one window.

MR. GARCIA-BOU: Correct.

MR. KURTH: When is the Planning Board meeting.

MS. UHLE: Give us one minute here. April 23rd.

MR. KURTH: Thank you for your time.

THE CHAIRPERSON: Thank you. Have a good night.

Last but not least, 1 Corwood Road, Application 15-17. Good evening.

MR. FINELLI: Good evening. My name is Michael Finelli. I'm the architect for the property owners, who are actually here with me tonight, Luigi Rogliano and Mike Luiso (Ph.). We are proposing a 4,970 square foot home on an unimproved lot on the corner of Corwood Road and California Road.
Actually, there was a discrepancy in my calculations on the plans that I submitted. Jay King and I actually went through it, and he brought it to my attention. I originally had the house sized out at 4,696 square feet, but there were some deductions that I had made that he told me were not allowed to be made, and it was my oversight. So I actually fixed those, and I brought in those modified cover sheets just to make sure that was updated with everyone.

Moving on, basically we took our cues for the design for this house from basically the house directly across the street. It's a brick colonial with some Tudor-ish detailing as far as the gables with some brick timbering and stucco. We basically designed a brick colonial with a three car garage, which in Eastchester right now most houses are not built with three car garages, they're usually two cars, so we wanted to have that third car. We thought it added to the character of the home. Basically it's a four bedroom home, it's brick. The entire house is going to be brick. We're going to have AZEK trim. All of our gables have stucco and
timbering detailed simply. We didn't want to

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

be too heavy handed with the detailing.

As far as the front elevation goes, we added a lot of character to the house. We tried to keep it small. When I say "small," I mean the scaling of it. We tried to shrink the scaling by adding gables, layered gables specifically with the cantilevered balconies or I should say the bay windows on the second floor. We're doing a nice portico, again trimmed out all new brick at the bottom with a blue stone cap, all AZEK trim columns. The roof is going to a three tab architectural asphalt shingled roof. It's going to be a coal color. I actually prepared a rendering. I had a Photoshop rendering and the computer crashed, so I had to throw this together. Hopefully it will explain coloring.

Basically the color scheme is pretty simple. We're going with a traditional red brick. It's a General Shale. The stucco is going to be gray, so it's a lighter gray. The reason we picked this gray is it's going to match the border between the joints, so
EASTCHESTER ARB - 4/2/15

we'll tie everything together. The timbering, we're going with more of a tradition timbering. Rather than going dark, we're going to light. We're going to use AZEK. It's just a better material. It won't rot, warp, or chip. That's the plan. We're doing white Anderson windows 400 series. We're going to do, as I said, a black charcoal roof, which I have a sample here. This is the actual roof itself and that's the charcoal color right there. So it's a dark roof. The idea again is just keep it more traditional.

That's basically the presentation. I'm happy to answer question. If I want to walk through the plan, I could walk you through it as well, but I thought you would be more interested in the elevations and what it looks like from the outside. One of the questions I heard you ask one of previous applicants, if you look at the elevation, I have a mock up on either side of the front elevation showing four elevations, eve elevations and ridge elevations based on
EASTCHESTER ARB - 4/2/15

surveys. So those numbers are true to scale and that just kind of shows you a height differential between ours and theirs. Again, being we're on a corner, you're never going to get a straight on shot of both houses at the same time. The neighbors are 3 Corwood and 561 California Road. Just to give you an idea I have pictures and photographs of which neighbors are the most adjacent.

MR. GARCIA-BOU: Can I see the brick and the roof finish?

MR. FINELLI: Sure. Sure.

MR. GARCIA-BOU: This is the color, not this?

(Indicating.)

MR. FINELLI: Not this. I'm sorry, I tried to get a bigger sample. That's the brick. This is the finish. That's the stucco and that's the trim.

MR. GARCIA-BOU: Okay.

MR. FINELLI: If there is anything you want from a construction point of view, question you want answered, the owners can help you with that.
THE CHAIRPERSON: So the finial on this -- is it a cap, that right there? That decorative sphere on top of the -- by the garage.

MR. FINELLI: The idea is to have a sphere -- that's my hope, to have a nice sphere sticking up there. The property kind of slopes. Based on the way it sits now, we don't want to do a lot of grading, so my hope and my thought was to extend a little fin wall which will, A, hide the fact that there are some stairs and a couple of steps up to a mudroom entrance beyond it at the house, but also allow us to grade a little bit more gently without having to literally cut that whole section back and drop it any further. Just kind of working with what's there.

MR. GARCI A-BOU: How far out does the two main come out?

MR. FINELLI: The garage?

THE CHAIRPERSON: The windows. The gable.

MR. FINELLI: 2 feet. The idea is to break up the facade, give us a little shadow...
elevation it says "12 inch overhang"; is that
because -- I don't know why we're seeing it
that way.

MR. GARCIA-BOU: Right on the bottom.

MR. FINELLI: I'm going to defer to
the plan. I thought it was 2 feet. That's
my typical overhang. No, I'm sorry, it is 1
foot.

THE CHAIRPERSON: Okay.

MR. GARCIA-BOU: The garage you have
fiberglass, why fiber glass garage doors? Is
there going to be glass on top of that?

MR. FINELLI: There's going to be
glass on top of it.

THE CHAIRPERSON: And the windows
are?

MR. FINELLI: Anderson 400 Series.
So they're going to be white vinyl. Again,
the idea is to match the trim. The rendering
doesn't show, but we actually have a stained
front door. It's a mahogany stain.

THE CHAIRPERSON: So the windows are

DINA M. MORGAN, REPORTER
MR. FINELLI: True divided light?
THE CHAIRPERSON: Yes, or simulated?
MR. FINELLI: Simulated. They will be snap in grills. That's just standard with a 400 series window.
THE CHAIRPERSON: Does that mean that they're on both sides or they're only on the exterior or interior?
MR. FINELLI: I believe they're only on the interior. They snap in.
(Discussion from the audience.)

MR. GARCIA-BOU: Going back to the roof, the roof finish that you have has different shades of black or --
MR. FINELLI: The charcoal has a little bit of a -- it's like a darker gray and a lighter gray. So it's not just a solid --

MR. GARCIA-BOU: That's what I'm saying.
THE CHAIRPERSON: There is a variation, but it's on the dark side.
MR. FINELLI: Right, it's more on the dark side.

THE CHAIRPERSON: Margaret, these
little pieces here with the ridge and whatever, is that acceptable as far as what we usual ask on a new construction?

MS. UHLE: I'm not getting your question.

THE CHAIRPERSON: Okay. Usually we ask for the --

MS. UHLE: Oh, yes. You know what I always say is, if you think you need something to better understand it, you can ask for it. I do understand here because it's a corner property you never see things like we did the previous one where they're all lined up. This is probably a harder one, so I think they're just trying to demonstrate that they fall within a general height range.

MR. FINELLI: I tried to demonstrate that our floors are on a very similar plane as the floors adjacent to it, and the ridge we are two stories so we are going to be a little bit --

THE CHAIRPERSON: So then the one on the right is -- which is the corner, the one on the left?

MS. UHLE: The left, yes.

MR. FINELLI: The house to the right
I believe is 3 Corwood, and the house on the left is the one on California Road.

THE CHAIRPERSON: So the one on California Road you're not going to ever really see it, but the one on the right is --

MR. FINELLI: 3 Corwood. As I said, if you could look at 6 Corwood, that's the house directly across the street and that's kind of where we got our --

THE CHAIRPERSON: Inspiration.

MR. FINELLI: Inspiration for the house, yes.

THE CHAIRPERSON: That's also on the opposite corner; right?

MR. FINELLI: That's the second house over directly across from us. So it's one house in. It would be directly across, 3 Corwood.

MR. GARCIA-BOU: The reason I keep asking about the roof is because I'm looking at the house and the roof color is totally different than what you're proposing. I mean, my recommendation would be to look at a different shade of that, because I think the brick color is not going to really work with that.
MR. FINELLI: I understand what you're saying, but we have actually done that combination. Actually, we just finished building a house on 95 Rose with the same color scheme, and it's looks really nice together, and that's why we're leaning toward it again because it came out so well.

MR. GARCIA-BOU: The reason why I'm asking is because it's a big roof area.

MR. FINELLI: I understand.

THE CHAIRPERSON: Number three is what it's going to be next to.

MR. FINELLI: They're actually the current property owners. They're selling that lot to them.

THE CHAIRPERSON: All right. So let's open this application for a public hearing. I would like to open Application 15-17, 1 Corwood Road, to the public. Anyone here?

Mr. DUBAK: Yes. Dennis Dubak, and I'm at 561 California Road. So I'm on the other side. I'm more concerned about understanding the rear of the house that will be showing us looking at my house, which you have not gone over, I don't believe. I'm
trying to understand the elevation from the top of the roof line I think to Corwood has to be no more than 30 feet, if I'm correct, from a zoning perspective. What does that do from the back of the house going on to a 10 degree slant, going down 10 feet from Corwood down to my property line?

THE CHAIRPERSON: Margaret, maybe you can answer that?

MR. DUBAK: The other question is: The garage going to be on California Road?

MR. FINELLI: No.

DINA M. MORGAN, REPORTER

MS. UHLE: Could you show him the rear elevation? Can we look at that?

MR. FINELLI: Just to walk through the site plan, basically, as I said, we're trying not to disturb the existing grade almost at all. Anything that we excavate from the property is actually going to go in this back corner, which is probably closest to the adjacent homeowner. The idea is that we don't want to change it too much, but at the same time we were given some photographs and it does seem because the property slopes from front to back towards the property owner's side, there will be something that
we're going to have to do at that point to
prevent any further water from going on the
property. We do have a landscape architect
on board and a civil engineer who is going to
be looking at this specifically as far as any
drainage issues to mitigate any additional
water that might be going towards the
neighbor's property, but right now the
intention is to stay at least 10 feet away
from the property line with any site grading

DINA M. MORGAN, REPORTER

changes of any kind. So we're not going to
get any closer than 10 feet to the property
line as we're laying it out right now.
Obviously our civil engineer and landscape
architect will further look into that.

As far as the rear elevation goes --
if you will just give me a second let me just
flip to it -- hopefully everyone at home
could see this, but basically we spent some
time detailing the rear of the house as well.
The property is rather large, we're going to
have a pretty big back yard, so we didn't
want a flat facade, and the idea was to do a
reverse gable, throw a nice big chimney on
there. Again, the builders, the owners of
the home are masons, so they're going to do a
very nice job with the brick. We can take you to other houses and show the work they're done in the past. We're also putting on this little walk-out porch. So we're spending a little bit of money in the back. What I mean by that is we're not just leaving it flat, like some homes, you know, you really don't see much detailing in the back, we're taking it all the way around. Again, as you could see from the existing line here, we're trying to keep the property pretty much where it is. We are building up the grade a little bit in the back, but even though the existing slope is there, we will be mitigating it and our civil engineer will be looking at that.

So hopefully that will answer some of the questions.

MR. GARcia-BOU: I believe his question is he is concerned about what he sees from his property to your house. I think that's what you were asking.

MR. DUBAK: Correct. What is the elevation from the top of the roof line down to the base of where the patio is?

MR. FINELLI: You're looking for the entire height?
MR. DUBAK: Yes. This is going to be up on a hill as well.

MR. FINELLI: Actually, it's on a hill looking at it from your property, but from Corwood we're in a valley so it's slopes down. So per regulations right now we can't be higher than 33 feet to the ridge. We've got have 31 feet four and a half inches. So on the back of house where the grade actually drops, it drops a foot and a half, so we'll be 33 feet out of the ground from the bottom of the patio to the ridge. So you won't see more than what's allowed by code, which is less than 33 feet.

MR. DUBAK: And how far is the back of the house to my existing property?

MR. FINELLI: To the closest point it will be 48 feet away -- let me just double check that -- 43 feet away, sorry. 43 feet to the closest point here, and then it steps back even further to the many block of the house. So that gable end that I had showed you before, that's the portion that will be closest. So I think at its closest point to the main block of the house you're looking at an additional 4 feet, so it's at 47 feet.
Again, what's required by code is only 34 feet. So we're well beyond what's required by code.

THE CHAIRPERSON: Which elevation is viewable from California Road; is that the left side?

MR. FINELLI: That would be the left-hand side, yes.

MR. GARCIA-BOU: What's the elevation at the corner of the lot?

MR. FINELLI: I'm sorry.

MR. GARCIA-BOU: What's the elevation?

MR. FINELLI: This corner here?

(Indicating.)

MR. GARCIA-BOU: The other side.

MR. FINELLI: This corner here.

(Indicating.)

MR. GARCIA-BOU: Yes.

MR. FINELLI: It's probably at 79 right at the corner. I don't have that line on there, but it's about 79.

MR. GARCIA-BOU: To the house from his property?

MR. FINELLI: Yes. The house slopes from here at 89 to 79. Like you said, about
10 feet it drops back.

THE CHAIRPERSON: It's because we live in Westchester.

MR. FINELLI: A blessing and a curse.

THE CHAIRPERSON: It's not flat, that's for sure. It's not Florida.

MR. GARCIA-BOU: Are they submitting a landscape plan on this?

MS. UHLE: Yes. The applicant is aware and they are preparing it before they go to the Planning Board, a landscape plan prepared by a landscape architect, they have our engineer on board. We've already retained our engineer to review their engineer's storm water management report. They haven't submitted anything yet. I don't think they're up to that point.

MR. FINELLI: The idea was we wanted to make sure that the house was acceptable before we presented it to these other professionals and had them spin their wheels and then have to come back and do it again two, three, four times.

THE CHAIRPERSON: You do realize, though, that there is a landscape architect on the ARB. She happens -- no, not me. She
happens to not be here this evening, but it is important on the new homes that you include it with -- because it is aesthetics and that's part of what we're dealing with.

MS. UHLE: Actually, the landscape plan is part of the Planning Board approval. I think since Jennifer got on the board we've been commenting on the landscape plan, but it really is the purview of the Planning Board.

Like I said, it's nice for her to comment on it, but it's not a requirement until people get to the Planning Board.

THE CHAIRPERSON: Until they get there? It should be.

MS. UHLE: Well, we modified our application recently. I don't think so. I think legally because it's a site plan issue and what the ARB reviews are the structural issues. You certainly can comment on it. We started requiring or asking for the storm water management plans and the landscape plans with the ARB submissions not really so the ARB could review them but so that I would get complete applications, because we were
EASTCHESTER ARB - 4/2/15

having trouble with things kind of straggling in. The landscape plan and the storm water management are really the purview of the Planning Board. Again, not that you can't comment on them when you see them.

MR. GARCIA-BOU: The reason that I was asking is because that will bring up the question that the neighbor is asking about what he's going to see from his house.

MS. UHLE: I've spoken to the neighbor and to the applicant. Again, that's a screening issue that the Planning Board -- you could recommend that the Planning Board recommend that there be landscape screening there, but I think definitely the applicant is aware and our department is aware that we want to try to be as responsive to the neighbor's concern as possible. It's kind of a blank slate, so you should be able to do that.

MR. FINELLI: Honestly, now that we've met the neighbor, we're perfectly happy to meet with him outside of here with our landscape architect once we have something
put together, and if there are any additional concerns, we'll try to work with him, of course.

APPLICANT: When someone looks out their back yard, they don't want to see another house, so from our standpoint we were going to put screening there any way because it's a way to make the property better to give the people that are buying the house a little bit of privacy. It's essential in order to provide a product that people want to have.

(Further discussion from the audience.)

THE CHAIRPERSON: Any other questions? I did open it up. I think it's time to close the public hearing. No one else; right? No more comments?

(No comments.)

THE CHAIRPERSON: Motion to close the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

DINA M. MORGAN, REPORTER
THE CHAIRPERSON: I think that it's in shape to go along, but for sure the landscape planning is necessary.

MS. UHLE: That is a requirement. I believe I may have spoken to your landscape architect today, if you did retain somebody, or somebody that thinks you're going to retain them. Somebody gave me the heads up.

THE CHAIRPERSON: Make a motion to close the ARB meeting.

MR. FINELLI: Thank you very much.

MR. BURGER: Just to clarify, the landscape plan will be provided and --

MS. UHLE: Thank you, Garrett. My understanding is you're just referring it as proposed?

THE CHAIRPERSON: Yes.

MR. FINELLI: Thank you very much.

THE CHAIRPERSON: Thank you all.

THE APPLICANT: Thank you, guys.

Have a good night.

THE CHAIRPERSON: Make a motion to close the ARB meeting.

MR. GARCIA-BOU: Second.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 4/2/15

THE CHAIRPERSON: All in favor.

(All aye.)
THE CHAIRPERSON: Good night.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of April, 2015.

____________________________
DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEET

PAGE CORRECTION

Page 49