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TRANSCRIPT OF  
THE TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
MAY 7, 2015

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
ENDA MCINTYRE, MEMBER  
CARLOS GARCIA-BOU, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

JAY KING, BUILDING INSPECTOR  
GARRET BURGER, ASSISTANT PLANNER

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

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1 EASTCHESTER ARB - 5/7/15

2 THE CHAIRPERSON: Good evening and  
3 welcome to the Town of Eastchester  
4 Architectural Review Board meeting for May 7th.  
5 Everyone stand, please, for the Pledge of  
6 Allegiance.

7 (Whereupon the Pledge of Allegiance  
8 was said.)

9 THE CHAIRPERSON: We have a few people  
10 missing this evening, so I will do the roll  
11 call:

12 Carlos Garcia-Bou.

13 MR. GARCIA-BOU: Here.

14 THE CHAIRPERSON: Enda McIntyre is  
15 supposed to be here this evening. Hopefully he  
16 will be arriving a little later. Jennifer  
17 Nemecek will not be here at tonight's meeting,  
18 nor Margaret.

19 There's three minutes that need to be  
20 approved, but unfortunately, only one has the  
21 people here to approve it. So we'll go ahead  
22 and make a motion to approve the minutes for  
23 April 2nd.

24 MR. GARCIA-BOU: Second.

25 THE CHAIRPERSON: All in favor.

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1 EASTCHESTER ARB - 5/7/15

2 (All aye.)

Page 2

3 THE CHAIRPERSON: So we have two  
4 business projects. First up is Application  
5 15-12, 36 Park Avenue.

6 MR. IANNACITO: Good evening. My name  
7 is John Iannacito. I'm an architect. I'm  
8 representing Mr. Alfredo Maiorano this evening,  
9 the owner of the subject property. We are  
10 proposing additions and alterations to the  
11 existing single family residence located at 36  
12 Park Avenue.

13 Here's the site plan. The existing  
14 property is currently non-conforming with  
15 respect to the lot area. The front yard  
16 setback and both side yard setbacks. The  
17 proposed scope of work will include second  
18 story additions over the existing footprint at  
19 the front of the house, the side, and this  
20 small piece here in the rear.

21 I'll just review the plans quickly.  
22 On the first floor, the expansions and  
23 reconfiguration will consist of a new living  
24 room, dining room towards the front of the  
25 house, and a new kitchen area at the rear, and

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1 EASTCHESTER ARB - 5/7/15  
2 then on the second floor the reconfigured  
3 spaces will result in three new bedrooms and  
4 two bathrooms.

5                   Here we have the exterior elevations  
6                   showing the addition at the front above an  
7                   existing one story porch that had a roof that's  
8                   going to be removed. The hip roof will match  
9                   existing at this front addition, and then  
10                  here's the addition over the garage space which  
11                  is currently one story, and then from the side  
12                  you can see the addition over the garage space  
13                  and the second story addition at the rear bump  
14                  out. Here's the rear and other side elevation.

15                  This application was presented to the  
16                  Zoning Board and area variances were granted on  
17                  April 14th, 2015, and the area variances that  
18                  were granted: One was for the front yard  
19                  setback, the second was for the first side yard  
20                  setback, and the third was for the second side  
21                  yard setback, the three existing non-conforming  
22                  conditions.

23                  On the exterior materials, the wall  
24                  surfaces will be a three coat stucco finish to  
25                  match existing, the roof surface will be

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1                   EASTCHESTER ARB - 5/7/15  
2                   asphalt also to match existing, the windows  
3                   will be vinyl clad in a white finish to match  
4                   existing, the trim boards will be a painted  
5                   AZEK in a brown finish to match existing, and  
6                   the garage door will be a vinyl clad also in a  
                    Page 4

7 brown finish to match existing.  
8 THE CHAIRPERSON: So you're replacing  
9 the garage door that's there?  
10 MR. IANNACITO: Yes.  
11 THE CHAIRPERSON: Is the opening still  
12 the same?  
13 MR. IANNACITO: Yes. The opening is  
14 going to stay the same, yes.  
15 THE CHAIRPERSON: It just needs a new  
16 one.  
17 MR. IANNACITO: Yes, I think it just  
18 needs a new one. Everything else will be  
19 cleaned up, so --  
20 MR. GARCIA-BOU: The only thing that  
21 is standing out on me is the windows on the  
22 first floor and on the second floor from the  
23 living space. You have three windows and you  
24 got two on top, and I don't know if you're  
25 trying to line it up with the garage or

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1 EASTCHESTER ARB - 5/7/15  
2 upstairs.  
3 MR. IANNACITO: This portion here?  
4 (Indicating.)  
5 MR. GARCIA-BOU: Yes.  
6 MR. IANNACITO: The reason for that is  
7 that the upstairs steps back, because if you  
8 look at the plan, the existing garage, the side  
Page 5

9 wall here is on an angle, and then we're going  
10 to square off the second floor and create this  
11 little roof area on the side. The triple unit  
12 is actually centered in this area here, and  
13 then the double window is centered in the  
14 bedroom. So that's why the elevation is  
15 shifted a bit, because the whole building  
16 shifts. I don't think it has to align. If it  
17 was coming up -- if this wall here was coming  
18 straight up to the roof, then I think it would  
19 be more important to have everything line up,  
20 but the fact that the whole building is  
21 stepping back --

22 MR. GARCIA-BOU: Stepping back, okay.

23 THE CHAIRPERSON: The color roof to  
24 match existing -- I think maybe there's just a  
25 lot of snow on it now -- what is it?

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1 EASTCHESTER ARB - 5/7/15

2 MR. IANNACITO: It's like a brownish  
3 it's called shake wood. The stucco is kind of  
4 an off-white and then the trim is brown.

5 THE CHAIRPERSON: Okay. I have really  
6 no more --

7 MR. GARCIA-BOU: Where are the AC  
8 units?

9 MR. IANNACITO: If you look at the  
10 site plan, right in this corner right here is

11 where the AC units are.

12 THE CHAIRPERSON: They're existing?

13 MR. IANNACITO: No. This will be a  
14 new AC unit. I don't believe they have air  
15 conditioning in this house right now. The  
16 whole house will be changed to Hydro Air as  
17 part of the renovations. So that's where the  
18 condenser will go.

19 THE CHAIRPERSON: Is that the smaller  
20 duct work when you say Hydro Air?

21 MR. IANNACITO: No. Hydro Air it's  
22 just got a water component to it, so it runs  
23 off the boiler instead of having a flame at the  
24 furnace. It gets hooked up to the boiler and  
25 has a hot water loop that takes it to the air

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1 EASTCHESTER ARB - 5/7/15

2 handler. So it's got a water component to it.

3 THE CHAIRPERSON: Carlos, do you have  
4 any other questions on this one?

5 MR. GARCIA-BOU: No.

6 THE CHAIRPERSON: I'm going to just  
7 set it aside, because Enda is not really here,  
8 and it should be all three of us, if he shows  
9 up. If not, we'll vote on it any way.

10 MR. BURGER: Do you want to do a  
11 public hearing?

12 THE CHAIRPERSON: We could do that  
Page 7

13 now. I mean, it's kind of a moot point, but  
14 why don't we just go through the motions. I'll  
15 make a motion to open the public hearing for  
16 this application.

17 MR. GARCIA-BOU: Second.

18 THE CHAIRPERSON: All in favor.

19 (All aye.)

20 (No comments.)

21 THE CHAIRPERSON: Make a motion to  
22 close the public hearing since there's nobody  
23 here to speak.

24 MR. GARCIA-BOU: Second that.

25 THE CHAIRPERSON: All in favor.

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1 EASTCHESTER ARB - 5/7/15

2 (All aye.)

3 THE CHAIRPERSON: So for now we'll  
4 just table that one and we'll go on to the  
5 other, and then hopefully if Enda is here we  
6 can vote all together on them. If not, we'll  
7 do what we did last month.

8 MR. IANNACITO: Good evening, again.  
9 My name is John Iannacito. I'm an architect,  
10 and I'm representing Michele Errico and Joseph  
11 Munoz, the owners of the subject property, and  
12 we're proposing additions and alterations to  
13 the existing structure located at 233 Main  
14 Street.



15                   The existing property is currently  
16 non-conforming with respect to both side yard  
17 setbacks and the total number of off-street  
18 parking spaces. The existing structure is  
19 currently used for personal service use on the  
20 first floor and two dwellings units; one  
21 located on the first floor and one on the  
22 second floor.

23                   I'll go through the existing plans.  
24 Here's the existing floor plans where this  
25 space in the front here is used as the personal

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1                   EASTCHESTER ARB - 5/7/15  
2 service space and then the apartment is at the  
3 rear of the first floor and then the second  
4 floor has a single one bedroom unit. These are  
5 the existing front and rear elevations.

6                   On the proposed plan, the proposed  
7 scope of work is basically to construct  
8 additions around the existing structure at the  
9 rear and at the front and expand the existing  
10 personal service use on the front to occupy the  
11 entire lower floor space, and then the second  
12 floor space would be occupied by the two  
13 dwelling units.

14                   The first story space would be  
15 occupied for a hair salon with a waiting  
16 reception area, cutting stations, washing

17 stations, and then a staff room. On the second  
18 floor would be two studio apartments.

19 On the facade we're proposing a --  
20 I'll wait.

21 MR. MCINTYRE: Sorry I'm late.

22 MR. IANNACITO: We were just going  
23 over the proposed plans here on this alteration  
24 here. The first floor will be occupied by a  
25 personal service use, the second floor by two

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1 EASTCHESTER ARB - 5/7/15  
2 dwelling units. On the front facade, the  
3 facades, the proposed facade will be stucco at  
4 the base of the building with storefront  
5 glazing with arched tops and then at the top  
6 would be balconies with metal railings.

7 This application was also presented to  
8 the Zoning Board and variances were granted on  
9 February 10th, 2015. The first one was for a  
10 front yard setback, second was for a first side  
11 yard setback, the third was for a second yard  
12 setback, and the fourth was the parking  
13 requirements. So three of the variances were  
14 for preexisting conditions, and the one that we  
15 increased was the front yard because we brought  
16 the building out closer to the front property  
17 line to align better with the rest of the  
18 street on Main Street.

19                   On the exterior materials, we're  
20                   proposing the wall surfaces will be a three  
21                   coat stucco in a classic cream finish, the  
22                   windows will be a vinyl clad in a white finish,  
23                   the trim boards will be painted AZEK in a white  
24                   finish, and the railings will be aluminum in a  
25                   black finish. I have a photograph that the

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1                   EASTCHESTER ARB - 5/7/15  
2                   owner had given me that inspired the facade and  
3                   what she was trying to achieve here as far as  
4                   the look for the salon. I'll hand that out.  
5                   That's the look we're trying to achieve.

6                   MR. MCINTYRE: What color is the  
7                   storefront, the mullions?

8                   MR. IANNACITO: Everything will be  
9                   white.

10                  MR. MCINTYRE: Okay. Similar to this?

11                  MR. IANNACITO: Correct. So right  
12                  above the arches here and then the signage band  
13                  around the upper part will be the cream colored  
14                  stucco, and then these bands going across to  
15                  create the signs will be trimmed in a white  
16                  finish and the railings will be a black  
17                  aluminum.

18                  MR. GARCIA-BOU: Is there a recess; is  
19                  it set back?

20                  MR. IANNACITO: You mean the signage?

21 MR. GARCIA-BOU: Yes.  
22 MR. IANNACITO: No. It will be at the  
23 same plane as the rest of the stucco, and then  
24 the banding will just protrude a little bit.  
25 THE CHAIRPERSON: Is there a reason

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1 EASTCHESTER ARB - 5/7/15  
2 that there are two front doors, because they  
3 both open into the same --  
4 MR. IANNACITO: I think we're just  
5 trying to get some type of symmetry on the  
6 front, and we tried to do one door on one side  
7 and a bigger arch on the other side and the  
8 proportions didn't look correct. We could make  
9 one fixed, and think that's probably the way  
10 they're going to go. They're not going to have  
11 two operable entrances. Probably going to use  
12 this one as the main entrance and this one will  
13 just be a fixed panel to look like a door.  
14 THE CHAIRPERSON: I think that you  
15 don't want to have that like for safety  
16 reasons.  
17 MR. IANNACITO: Yes. It would be hard  
18 to control.  
19 MR. GARCIA-BOU: The coping, what  
20 material is that?  
21 MR. IANNACITO: The coping will also  
22 be a stucco finish.

23 THE CHAIRPERSON: Was there also a  
24 reason that the millions don't have the pattern  
25 in the inspiration?

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1 EASTCHESTER ARB - 5/7/15  
2 MR. IANNACITO: We were looking at  
3 that. You mean the sunburst at that top?  
4 MR. MCINTYRE: Yes.  
5 MR. IANNACITO: I caught that late  
6 today when I was looking at these, and I think  
7 I prefer not having the sunburst in the middle  
8 piece. So, you know, if that's a change that  
9 you guys would agree with, I think that's  
10 something --  
11 MR. MCINTYRE: Yes, I agree with that.  
12 MR. IANNACITO: I think we just keep  
13 the sunburst over the smaller doors.  
14 MR. MCINTYRE: I like the  
15 inspirational image myself.  
16 MR. IANNACITO: It probably will be  
17 easier to build also.  
18 THE CHAIRPERSON: If it's not  
19 something stock or anything.  
20 MR. IANNACITO: No, that middle unit  
21 will be all custom.  
22 THE CHAIRPERSON: I think this has a  
23 nicer look to it.  
24 Any other comments, guys, about it?

25

(No comments.)

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EASTCHESTER ARB - 5/7/15

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THE CHAIRPERSON: There won't be stairs though, right, it will be level?

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MR. IANNACITO: No. You will walk straight in. The stairs just create more problems for accessibility. Try to avoid the stairs.

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MR. MCINTYRE: And the studio entrances will be on the side of the building?

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MR. IANNACITO: That will be along the side. There's a 14 inch separation between the two properties. So the apartments will be entered from a side entrance here on the first floor. It's about 10 feet back from the front facade.

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MR. MCINTYRE: So again, I apologize for coming late, but what's the status of the existing building; is it getting raised and everything is new?

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MR. IANNACITO: Yes. This structure is going to be built completely around the existing building. The second floor is definitely coming completely down and the first floor most of it. Most of the building will be new.

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1 EASTCHESTER ARB - 5/7/15  
2 MR. MCINTYRE: So the skin of the new  
3 building, is that going to be new on all four  
4 sides?  
5 MR. IANNACITO: It probably will be.  
6 By the time we strip away, there's going to be  
7 very little left. You could almost consider  
8 this a new structure.  
9 MR. MCINTYRE: Right. So the alleyway  
10 sides, what are they going to be?  
11 MR. IANNACITO: They'll be stucco  
12 also.  
13 MR. MCINTYRE: Everything is stucco.  
14 MR. IANNACITO: This is pretty much  
15 right up against the property line. This one  
16 is pulled back. The building next door is a  
17 three or four story structure.  
18 MR. MCINTYRE: Yes, brick.  
19 MR. IANNACITO: Brick structure, yes.  
20 This walkway alongside is the only access to  
21 the rear of the property. That was one of the  
22 reasons -- we had a previous scheme where we  
23 had the building pulled all the way to the  
24 property line with the front entrance and  
25 internal hallway, but then you will have to

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1 EASTCHESTER ARB - 5/7/15  
2 kind of walk through the hair salon to get to  
3 the back, and it wasn't providing enough  
4 access.

5 MR. MCINTYRE: I'm assuming that side  
6 entry or sort of primary entry into the  
7 stairway for the studio, that's going to be  
8 illuminated?

9 MR. IANNACITO: Yes. We'll have a  
10 light. That whole alleyway will have lights.

11 MR. MCINTYRE: Any form of central air  
12 conditioning contemplated?

13 MR. IANNACITO: Yes, we'll definitely  
14 have central air. Probably two separate  
15 systems, one for the salon and one for with a  
16 zone damper for the apartments.

17 MR. MCINTYRE: Is that going to be --

18 MR. IANNACITO: I think we'll put them  
19 on the roof.

20 MR. MCINTYRE: On the roof, right.  
21 Because this is the actual footprint, the  
22 boundary lines; right? These are all like lot  
23 lines?

24 MR. IANNACITO: There's plenty of  
25 space in the rear yard. If we wanted to, we

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could get it in the back here.

THE CHAIRPERSON: For parking purposes that yard is not accessible; right?

MR. IANNACITO: Not accessible. That was the variance that we -- I mean, the whole lot is only 25 feet wide. It's a very narrow lot.

MR. MCINTYRE: 24.99.

THE CHAIRPERSON: Now you have a couple of apartments there; right?

MR. IANNACITO: Two apartments, correct.

THE CHAIRPERSON: In the future there be two also.

MR. IANNACITO: Two.

THE CHAIRPERSON: The parking that was in the front is gone. Where will those people park?

MR. IANNACITO: The parking that was there actually were not legal parking spaces, because they were too short and they actually sat right on the sidewalk. So when we started the whole zoning analysis, we actually started at zero parking existing and zero parking

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EASTCHESTER ARB - 5/7/15  
provided. The increase -- there was an

3 increase. The existing building today requires  
4 six parking spaces, the new will require 12,  
5 and that's basically because of the additional  
6 square footage of the salon.

7 MR. MCINTYRE: How does that work?  
8 Better still, where is that parking?

9 MR. IANNACITO: The parking is out in  
10 the street.

11 THE CHAIRPERSON: But even for like  
12 the tenants of the apartments, are you allowed  
13 to park on Main Street in the winter?

14 MR. IANNACITO: Yes, Main Street you  
15 can. There's meters there. If there are  
16 meters there, I would think you could park  
17 there.

18 MR. MCINTYRE: Isn't that the Planning  
19 Board's purview?

20 THE CHAIRPERSON: Yes.

21 MR. MCINTYRE: I agree. These are  
22 considered studio apartments?

23 MR. IANNACITO: Yes.

24 MR. GARCIA-BOU: The studio has a  
25 basement?

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1 EASTCHESTER ARB - 5/7/15

2 MR. IANNACITO: It only has a partial  
3 basement.

4 MR. GARCIA-BOU: A partial basement?

5 MR. IANNACITO: Yes, underneath.  
6 MR. GARCIA-BOU: That's going to be  
7 filled in, I guess?  
8 MR. IANNACITO: We want to try to save  
9 that piece of the basement, and any new  
10 additions that we do will probably only be a  
11 crawl space.  
12 MR. GARCIA-BOU: That access is from  
13 the --  
14 MR. IANNACITO: It will be from the  
15 inside.  
16 THE CHAIRPERSON: The stairs going up  
17 and then you'll have stairs going down?  
18 MR. IANNACITO: Yes, we'll have stairs  
19 going down.  
20 MR. GARCIA-BOU: You're proposing the  
21 first floor almost at the sidewalk level?  
22 MR. IANNACITO: Correct.  
23 MR. GARCIA-BOU: That basement the way  
24 it shows --  
25 MR. IANNACITO: It may not have the

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1 EASTCHESTER ARB - 5/7/15  
2 same ceiling height that it has today. So it  
3 may actually be considered a crawl space also  
4 by the time we lower the floor.  
5 MR. GARCIA-BOU: Because you're going  
6 to be lowering the floor.

7 MR. IANNACITO: The reason for  
8 lowering the floor is so that we didn't have to  
9 deal with trying to get handicapped  
10 accessibility on two levels of the salon.  
11 Originally, we were going to propose a chair  
12 lift within the reception area to get you up to  
13 the cutting stations, but it just seemed like  
14 it would work better without a chair lift.

15 MR. GARCIA-BOU: By the time you  
16 finish, you're not going to have much head room  
17 downstairs.

18 MR. IANNACITO: It may not. We're  
19 going to try and drop it -- I think the ceiling  
20 height is like 7 feet, so we may end with only  
21 a crawl space throughout the whole space.

22 THE CHAIRPERSON: Should we open it up  
23 for a public hearing?

24 MR. MCINTYRE: Yes.

25 THE CHAIRPERSON: Make a motion to

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1 EASTCHESTER ARB - 5/7/15  
2 open up Application 14-59 to the public.  
3 MR. MCINTYRE: Second that.  
4 THE CHAIRPERSON: All in favor.  
5 (All aye.)  
6 (No comments.)  
7 THE CHAIRPERSON: Make a motion to  
8 close Application 14-59. I'm sorry 15-59 --

9 14.  
10 MR. MCINTYRE: Second that.  
11 THE CHAIRPERSON: All in favor.  
12 (All aye.)  
13 THE CHAIRPERSON: Okay. Anything else  
14 from the board members, anymore further  
15 comments?  
16 MR. GARCIA-BOU: Again, I'm going to  
17 go back to the elevation of the property,  
18 because I think there is a stair going up on  
19 the side right against the building. Is that  
20 because there is a space underneath of the  
21 store on the existing house?  
22 THE CHAIRPERSON: On the left side,  
23 Carlos?  
24 MR. GARCIA-BOU: Yes.  
25 THE CHAIRPERSON: I think that that's

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1 EASTCHESTER ARB - 5/7/15  
2 where he was speaking about before.  
3 MR. IANNACITO: That stair actually  
4 leads up to the front porch where you can walk  
5 right into the first floor. So that front  
6 porch is the same elevation of the existing  
7 first floor.  
8 MR. GARCIA-BOU: So that's coming out?  
9 MR. IANNACITO: Yes. That front porch  
10 is going to be eliminated, and the floor is

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going to be lowered.

MR. MCINTYRE: So you're dropping everything to sort of sidewalk level?

MR. IANNACITO: Sidewalk level for the first floor. The second floor will almost be at the same height as existing, we're just going to achieve more height on the first floor.

MR. MCINTYRE: So it's pretty much a new building; right?

MR. IANNACITO: It pretty much is. We're not going to be able to save of the existing walls at all. The building is not in great shape, so to try to save any of it --

MR. MCINTYRE: There is a chimney in

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EASTCHESTER ARB - 5/7/15

the building right now on the right-hand side?

MR. IANNACITO: There is a chimney for the boiler.

MR. MCINTYRE: Is it just like an oil tank for the boiler?

MR. IANNACITO: I didn't see an oil tank down in the basement. I'm not sure if it's oil or gas there currently. We'll definitely get rid of the oil tank if there will is one in the basement.

THE CHAIRPERSON: Also, the

13 inspiration has some lovely planters out front.

14 MR. IANNACITO: We would definitely do  
15 the planters in front of arched window there.

16 THE CHAIRPERSON: That would really  
17 make a difference, I think.

18 MR. MCINTYRE: Where is that, London?

19 MR. IANNACITO: It's something the  
20 client had found, and she wanted to incorporate  
21 that into this design. I'm not sure if it's --  
22 she might have said it was in California.

23 THE CHAIRPERSON: Make a motion to  
24 pass along Application 14-59 along to the  
25 Planning Board with a recommendation for

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1 EASTCHESTER ARB - 5/7/15  
2 approval with the changes in the facade as per  
3 this presentation here.

4 MR. IANNACITO: Just the big arch  
5 change to the mullion pattern there and add  
6 some planters in the front.

7 THE CHAIRPERSON: Yes.

8 MR. IANNACITO: Thank you.

9 THE CHAIRPERSON: Second that?

10 MR. MCINTYRE: Second that.

11 THE CHAIRPERSON: All in favor.

12 (All aye.)

13 THE CHAIRPERSON: Back to the other  
14 application, we actually had a chance to look

15 at it, Enda, but we didn't vote. It's pretty  
16 simple.

17 MR. IANNACITO: Do you want me to put  
18 the boards back up for that first application.

19 THE CHAIRPERSON: Yeah, if you could.

20 MR. MCINTYRE: So the dotted lines are  
21 existing; right?

22 THE CHAIRPERSON: Yes.

23 MR. IANNACITO: The dotted lines  
24 represent existing.

25 We're basically doing second story

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1 EASTCHESTER ARB - 5/7/15  
2 additions over the existing footprint. There  
3 is no expansion to the existing footprint.

4 THE CHAIRPERSON: Interesting shape to  
5 that lot too.

6 MR. IANNACITO: If you look at the  
7 site plan and if there was no house on this  
8 property, it probably would be not buildable.  
9 The actually legal buildable area is very tiny.

10 MR. MCINTYRE: I saw the variances.

11 MR. IANNACITO: The three variances  
12 that were granted were for the preexisting  
13 condition. We didn't make them any larger, but  
14 we're going up two stories so we're a little  
15 closer on the second floor to the property  
16 line, but the footprint doesn't change.



17 MR. MCINTYRE: So all the steps and  
18 landing and everything, is that all new in the  
19 front?

20 MR. IANNACITO: All existing.

21 MR. MCINTYRE: So that's all going to  
22 remain?

23 MR. IANNACITO: Yes.

24 MR. MCINTYRE: What's the construction  
25 of the home now; what's it made out of?

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2 MR. IANNACITO: A wood frame with  
3 stucco.

4 MR. MCINTYRE: It's a single family  
5 home?

6 MR. IANNACITO: Single family, yes.

7 MR. MCINTYRE: Did you guys have any  
8 comments?

9 THE CHAIRPERSON: No, not really.  
10 Pretty straightforward.

11 MR. MCINTYRE: So you have existing AC  
12 equipment like in that little nook right there  
13 in the back?

14 MR. IANNACITO: In that corner that's  
15 actually going to be a new condenser, because  
16 there is no air conditioning in the house right  
17 now.

18 MR. MCINTYRE: Right. So you kind of

19 have it tight in that corner.

20 MR. IANNACITO: It's such a tight lot,  
21 it actually sits within the buildable area,  
22 which is amazing.

23 MR. MCINTYRE: I think you're  
24 maximizing the footprint as much as you can.

25 MR. IANNACITO: We actually didn't

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2 need a variance for FAR, floor area, and we  
3 didn't need it for building coverage, which was  
4 another surprise.

5 MR. MCINTYRE: I think you checked all  
6 the other boxes though; right?

7 MR. IANNACITO: Just the setbacks.

8 THE CHAIRPERSON: So we did the public  
9 hearing already, opened and closed, so all we  
10 have to do really is send it along.

11 MR. MCINTYRE: I don't have any  
12 objections as I see it.

13 THE CHAIRPERSON: I would like to make  
14 a motion to move Application 15-12 along to the  
15 Planning Board with a recommendation of  
16 approval.

17 MR. GARCIA-BOU: Second.

18 THE CHAIRPERSON: All in favor.

19 (All aye.)

20 MR. IANNACITO: Thank you. Have a



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