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

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
THE CHAIRPERSON: Good evening and welcome to the Town of Eastchester Architectural Review Board meeting for May 7th.
Everyone stand, please, for the Pledge of Allegiance.
(Whereupon the Pledge of Allegiance was said.)

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

Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

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

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
THE CHAIRPERSON: So we have two business projects. First up is Application 15-12, 36 Park Avenue.

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

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

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

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

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

On the exterior materials, the wall surfaces will be a three coat stucco finish to match existing, the roof surface will be asphalt also to match existing, the windows will be vinyl clad in a white finish to match existing, the trim boards will be a painted AZEK in a brown finish to match existing, and the garage door will be a vinyl clad also in a...
brown finish to match existing.

THE CHAIRPERSON: So you're replacing the garage door that's there?

MR. IANNACITO: Yes.

THE CHAIRPERSON: Is the opening still the same?

MR. IANNACITO: Yes. The opening is going to stay the same, yes.

THE CHAIRPERSON: It just needs a new one.

MR. IANNACITO: Yes, I think it just needs a new one. Everything else will be cleaned up, so --

MR. GARCIA-BOU: The only thing that is standing out on me is the windows on the first floor and on the second floor from the living space. You have three windows and you got two on top, and I don't know if you're trying to line it up with the garage or upstairs.

MR. IANNACITO: This portion here?

(Indicating.)

MR. GARCIA-BOU: Yes.

MR. IANNACITO: The reason for that is that the upstairs steps back, because if you look at the plan, the existing garage, the side
wall here is on an angle, and then we're going
to square off the second floor and create this
little roof area on the side. The triple unit
is actually centered in this area here, and
then the double window is centered in the
bedroom. So that's why the elevation is
shifted a bit, because the whole building
shifts. I don't think it has to align. If it
was coming up -- if this wall here was coming
straight up to the roof, then I think it would
be more important to have everything line up,
but the fact that the whole building is
stepping back --

MR. GARCIA-BOU: Stepping back, okay.

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

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THE CHAIRPERSON: They're existing?

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

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

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

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

MR. GARCIA-BOU: No.

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

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

THE CHAIRPERSON: We could do that.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

(No comments.)

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

MR. GARCIA-BOU: Second that.

THE CHAIRPERSON: All in favor.
The existing property is currently non-conforming with respect to both side yard setbacks and the total number of off-street parking spaces. The existing structure is currently used for personal service use on the first floor and two dwelling units; one located on the first floor and one on the second floor.

I'll go through the existing plans. Here's the existing floor plans where this space in the front here is used as the personal service space and then the apartment is at the rear of the first floor and then the second floor has a single one bedroom unit. These are the existing front and rear elevations.

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

The first story space would be occupied for a hair salon with a waiting reception area, cutting stations, washing
stations, and then a staff room. On the second floor would be two studio apartments.

On the facade we're proposing a --

I'll wait.

MR. MCINTYRE: Sorry I'm late.

MR. IANNACITO: We were just going over the proposed plans here on this alteration here. The first floor will be occupied by a personal service use, the second floor by two dwelling units. On the front facade, the facades, the proposed facade will be stucco at the base of the building with storefront glazing with arched tops and then at the top would be balconies with metal railings.

This application was also presented to the Zoning Board and variances were granted on February 10th, 2015. The first one was for a front yard setback, second was for a first side yard setback, the third was for a second yard setback, and the fourth was the parking requirements. So three of the variances were for preexisting conditions, and the one that we increased was the front yard because we brought the building out closer to the front property line to align better with the rest of the street on Main Street.
On the exterior materials, we're proposing the wall surfaces will be a three coat stucco in a classic cream finish, the windows will be a vinyl clad in a white finish, the trim boards will be painted AZEK in a white finish, and the railings will be aluminum in a black finish. I have a photograph that the owner had given me that inspired the facade and what she was trying to achieve here as far as the look for the salon. I'll hand that out. That's the look we're trying to achieve.

Mr. McIntyre: What color is the storefront, the mullions?

Mr. Iannacito: Everything will be white.

Mr. McIntyre: Okay. Similar to this?

Mr. Iannacito: Correct. So right above the arches here and then the signage band around the upper part will be the cream colored stucco, and then these bands going across to create the signs will be trimmed in a white finish and the railings will be a black aluminum.

Mr. Garcia-Bou: Is there a recess; is it set back?

Mr. Iannacito: You mean the signage?
MR. GARCIA-BOU: Yes.

MR. IANNACITO: No. It will be at the same plane as the rest of the stucco, and then the banding will just protrude a little bit.

THE CHAIRPERSON: Is there a reason that there are two front doors, because they both open into the same --

MR. IANNACITO: I think we're just trying to get some type of symmetry on the front, and we tried to do one door on one side and a bigger arch on the other side and the proportions didn't look correct. We could make one fixed, and think that's probably the way they're going to go. They're not going to have two operable entrances. Probably going to use this one as the main entrance and this one will just be a fixed panel to look like a door.

THE CHAIRPERSON: I think that you don't want to have that like for safety reasons.

MR. IANNACITO: Yes. It would be hard to control.

MR. GARCIA-BOU: The coping, what material is that?

MR. IANNACITO: The coping will also be a stucco finish.
THE CHAIRPERSON: Was there also a reason that the mullions don't have the pattern in the inspiration?

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MR. IANNACITO: We were looking at that. You mean the sunburst at that top?

MR. MCINTYRE: Yes.

MR. IANNACITO: I caught that late today when I was looking at these, and I think I prefer not having the sunburst in the middle piece. So, you know, if that's a change that you guys would agree with, I think that's something --

MR. MCINTYRE: Yes, I agree with that.

MR. IANNACITO: I think we just keep the sunburst over the smaller doors.

MR. MCINTYRE: I like the inspirational image myself.

MR. IANNACITO: It probably will be easier to build also.

THE CHAIRPERSON: If it's not something stock or anything.

MR. IANNACITO: No, that middle unit will be all custom.

THE CHAIRPERSON: I think this has a nicer look to it.

Any other comments, guys, about it?
THE CHAIRPERSON: There won't be stairs though, right, it will be level?

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

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

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.

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?

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.
MR. MCINTYRE: So the skin of the new building, is that going to be new on all four sides?

MR. IANNACITO: It probably will be. By the time we strip away, there's going to be very little left. You could almost consider this a new structure.

MR. MCINTYRE: Right. So the alleyway sides, what are they going to be?

MR. IANNACITO: They'll be stucco also.

MR. MCINTYRE: Everything is stucco.

MR. IANNACITO: This is pretty much right up against the property line. This one is pulled back. The building next door is a three or four story structure.

MR. MCINTYRE: Yes, brick.

MR. IANNACITO: Brick structure, yes.

This walkway alongside is the only access to the rear of the property. That was one of the reasons -- we had a previous scheme where we had the building pulled all the way to the property line with the front entrance and internal hallway, but then you will have to
kind of walk through the hair salon to get to the back, and it wasn't providing enough access.

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

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

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

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

MR. MCINTYRE: Is that going to be --

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

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

MR. IANNACITO: There's plenty of space in the rear yard. If we wanted to, we
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 two 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 provided. The increase -- there was an
increase. The existing building today requires six parking spaces, the new will require 12, and that's basically because of the additional square footage of the salon.

MR. MCINTYRE: How does that work?

Better still, where is that parking?

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

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

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

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

THE CHAIRPERSON: Yes.

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

MR. IANNACITO: Yes.

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

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MR. IANNACITO: It only has a partial basement.

MR. GARCIA-BOU: A partial basement?
MR. IANNACIT0: Yes, underneath.

MR. GARCIA-BOU: That's going to be filled in, I guess?

MR. IANNACIT0: We want to try to save that piece of the basement, and any new additions that we do will probably only be a crawl space.

MR. GARCIA-BOU: That access is from the --

MR. IANNACIT0: It will be from the inside.

THE CHAIRPERSON: The stairs going up and then you'll have stairs going down?

MR. IANNACIT0: Yes, we'll have stairs going down.

MR. GARCIA-BOU: You're proposing the first floor almost at the sidewalk level?

MR. IANNACIT0: Correct.

MR. GARCIA-BOU: That basement the way it shows --

MR. IANNACIT0: It may not have the same ceiling height that it has today. So it may actually be considered a crawl space also by the time we lower the floor.

MR. GARCIA-BOU: Because you're going to be lowering the floor.
MR. IANNACITO: The reason for lowering the floor is so that we didn't have to deal with trying to get handicapped accessibility on two levels of the salon.

Originally, we were going to propose a chair lift within the reception area to get you up to the cutting stations, but it just seemed like it would work better without a chair lift.

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

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

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

MR. MCINTYRE: Yes.

THE CHAIRPERSON: Make a motion to open up Application 14-59 to the public.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

(No comments.)

THE CHAIRPERSON: Make a motion to close Application 14-59. I'm sorry 15-59 --
MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay. Anything else from the board members, anymore further comments?

MR. GARCIA-BOU: Again, I'm going to go back to the elevation of the property, because I think there is a stair going up on the side right against the building. Is that because there is a space underneath of the store on the existing house?

THE CHAIRPERSON: On the left side, Carlos?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: I think that that's...
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 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
inspiration has some lovely planters out front.

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

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

MR. MCINTYRE: Where is that, London?

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

THE CHAIRPERSON: Make a motion to pass along Application 14-59 along to the Planning Board with a recommendation for approval with the changes in the facade as per this presentation here.

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

THE CHAIRPERSON: Yes.

MR. IANNACITO: Thank you.

THE CHAIRPERSON: Second that?

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Back to the other application, we actually had a chance to look
at it, Enda, but we didn't vote. It's pretty simple.

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

THE CHAIRPERSON: Yeah, if you could.

MR. McINTYRE: So the dotted lines are existing; right?

THE CHAIRPERSON: Yes.

MR. IANNACITO: The dotted lines represent existing.

We're basically doing second story additions over the existing footprint. There is no expansion to the existing footprint.

THE CHAIRPERSON: Interesting shape to that lot too.

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

MR. McINTYRE: I saw the variances.

MR. IANNACITO: The three variances that were granted were for the preexisting condition. We didn't make them any larger, but we're going up two stories so we're a little closer on the second floor to the property line, but the footprint doesn't change.
MR. MCINTYRE: So all the steps and landing and everything, is that all new in the front?

MR. IANNACITO: All existing.

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

MR. IANNACITO: Yes.

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

A wood frame with stucco.

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

MR. IANNACITO: Single family, yes.

MR. MCINTYRE: Did you guys have any comments?

THE CHAIRPERSON: No, not really. Pretty straightforward.

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

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

MR. MCINTYRE: Right. So you kind of
have it tight in that corner.

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

MR. MCIN TYRE: I think you're maximizing the footprint as much as you can.

MR. IANNACITO: We actually didn't

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

MR. MCIN TYRE: I think you checked all the other boxes though; right?

MR. IANNACITO: Just the setbacks.

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

MR. MCIN TYRE: I don't have any objections as I see it.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

MR. IANNACITO: Thank you. Have a
nice night.

MR. MCINTYRE: You too. Thank you very much.

THE CHAIRPERSON: Goodnight, everyone.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

STATE OF NEW YORK
)
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.

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 26th day of May, 2015.
DINA M. MORGAN, REPORTER

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CORRECTION SHEET

PAGE CORRECTION