TRANSCRIPT OF THE TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 4, 2015

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
June 4, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:
ENDA MCINTYRE, ACTING CHAIRMAN
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

Dina M. Morgan, Reporter
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DINA M. MORGAN, REPORTER
ACTING CHAIRMAN MCINTYRE: Good evening, ladies and gentlemen. Welcome to the June 4th Architectural Review Board meeting. I would like to ask Margaret to call the order, please.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

ACTING CHAIRMAN MCINTYRE: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: We have a new member, Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Laura Raffiani, our Chairman, is not able to attend this evening.

ACTING CHAIRMAN MCINTYRE: Okay.

Everybody please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

ACTING CHAIRMAN MCINTYRE: Okay.

Everybody, welcome. We have four items on our agenda this evening. I would ask that anybody speaking on behalf of these presentations or
any members of the public would --

MS. UHLE: You have five items --

ACTING CHAIRMAN MCINTYRE: We have five items. I'm sorry. -- would come up to the podium, introduce themselves, and we'll gladly listen to what you have to say.

So the first item on our agenda tonight is Application 13-36, 504 New Rochelle Road.

MS. UHLE: Enda, do you want me to give a little bit of background first?

ACTING CHAIRMAN MCINTYRE: Yes, why don't you give us a little sort of preamble on this application.

MS. UHLE: Well, the main thing I want to point out to you, as you all know from the agenda and having review the plans, is the applicant is proposing a convenience store occupying the existing service area space at 504 New Rochelle Road, and they're also proposing to expand the footprint of the building to an extent.

This application required four area

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May 12th, 2015. Unfortunately -- and the Zoning Board did a very thorough review and especially relied upon our traffic engineer and consultant quite a bit, especially with regard to the traffic and parking issues. The Zoning Board did adopt a resolution approving the variances and referred the application then to the Architectural Review Board and ultimately to the Planning Board. When the applicant sent out the legal notices for the ARB meeting, I got calls from two neighbors indicating that they were totally unaware of the whole ZBA process. So we checked our files, and they were absolutely accurate. We had no verification that the legal notice had been done properly. We checked with the applicant. They also had no record that the legal notice was done properly. So we are requiring -- unfortunately, this was all discovered very recently. The Zoning Board does not meet again until September, so we are requiring that the applicant go back before the Zoning Board, that they notice for a public hearing, properly for a public hearing, that they give residents an opportunity to express their concerns. I've indicated to the applicant and they're aware...
that the Zoning Board could modify their original approval, you know, based on those comments.

One thing that I wasn't sure about doing, and I did speak to outside legal counsel about this, in sending them back to the Zoning Board in September my initial inclination was to say it shouldn't even be coming to the ARB or the Planning Board for any type of review until that was revolved. The advice that I was given but our outside legal counsel was, well, neighbors now have been noticed for a meeting on June 4th, and what I was hearing is, we have not had an opportunity to express our concerns, so I didn't want to further delay that opportunity. By allowing it to come before the ARB this evening, it's really to at least begin that whole public comment process on the aesthetics, on the landscaping, on any other concerns that neighbors have, but that discussion will continue back at the Zoning Board too. As I said, I had strongly considered not allowing it to proceed. There's no intent to help move it along. It's been in our department for quite a few years now and for a couple more months one way or the other.
we don't have a personal preference. It was just that we thought final neighbors have been properly notified, I didn't want to then adjourn it and say, no one can issue any comments until September.

So this is an opportunity to begin that process. It will go back to the Zoning Board. It will be noticed as a public hearing.

ACTING CHAIRMAN MCINTYRE: Okay. You did mention that, I guess, there were four variances that when it did get to the Zoning Board that they rendered a decision on. What was the extent -- do you know the extent?

MS. UHLE: Yes. The most significant variance is, the proposed use requires 14 parking spaces and the applicant is only showing six parking spaces. So it's deficient.

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eight parking spaces. The rear there's a minimum distance from the principal building to a one family residence district, which is essentially the distance from the rear property line to the rear of the building. The rear property line is actually the side.

ACTING CHAIRMAN MCINTYRE: Okay. So the 40 foot. Hillcrest.

MS. UHLE: Yes. Opposite Hillcrest.
ACTING CHAIRMAN MCINTYRE: Okay.

MS. UHLE: That is 40 feet where 5.5 is -- 40 feet is required, 5.5 feet is proposed. That's adjacent to another commercial district. The other one is minimum distance from a parking area to the one family residence district is required to be 20 feet -- you know what, I'm sorry, I need to look at this, because I think there's an issue with my chart. The setback adjacent to the --

MS. MARTIN: Would it be helpful if I put the site plan up?

MS. UHLE: Can you go over it? I'm sorry, because I have mistyping in my notes, so I'm confusing myself here. The setbacks are

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like the two critical things, and that's where I'm misnaming the extent of the area variances. So if you wouldn't mind just explaining those very quickly.

MS. MARTIN: For the record, my name is Jillian Martin. I'm the construction manager for Chestnut Petroleum, who is the applicant in this particular project. For the parking variance, we're showing six spots here. It does not include any of the parking spots at the pumps. Those are not included in your
parking regulations per your code. That varies from town to village to city. If I understand correctly, the rear setback that requires the variance is this one here. Over here is more commercial.

(Indicating.)

MS. UHLE: You know what, I really apologize for this. This is so silly, because there are four easy variances, but the table I included has an error in it. I want Mr. King to confirm.

MS. MARTIN: On the top corner here in the parking calculation is a listing of the

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variances.

MS. UHLE: You know what --

ACTING CHAIRMAN MCINTYRE: We can come back to it.

MS. UHLE: I'm so sorry.

ACTING CHAIRMAN MCINTYRE: We can come back to it.

MS. UHLE: Regardless of the extent of the variances, because that's where I'm getting confused here because my meeting notes are incorrect, is the building is proposed to be extended within 5.5 feet of that rear property line there.
ACTING CHAIRMAN MCINTYRE: Right.

MS. UHLE: The 5.5 feet of the rear property line there, and it's proposed to be within 40 feet of the other property line. Those two setbacks required variances. My meeting notes are confused with regard to the extent, but the actual impact is the building is being extended within 5 feet of that one property line and within 40 feet of the other property line.

ACTING CHAIRMAN MCINTYRE: Right.

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Okay. So before you start your presentation, first of all, I would just like to ask for the record: As the applicant's representative, you've sent out the notifications to the residents within the 200 foot radius?

MS. MARTIN: I have, and I have the proof for you right now.

ACTING CHAIRMAN MCINTYRE: Just as sort of a matter of interest, they're certified letters that get sent out; is that also listed in the newspaper?

MS. MARTIN: Yes. You have receipts for the certified letter and the receipt that comes back after the fact once it's been mailed and received. You have both receipts. You
have an Affidavit from the Eastchester Record that it was printed on May 29th.

ACTING CHAIRMAN MCINTYRE: Okay. All right. Very good. So if you would be so kind maybe you could kind of just talk us through what this presentation consists of, the proposed use, and then we can sort of look in detail at your plans and elevations and sort of go through that, and then give the public the

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opportunity to comment on this application.

MS. MARTIN: Sounds like a plan.

MS. UHLE: I'm going to interrupt one last time, and I'm so sorry because the Notice of Denial helped, and again, I was getting confused because of a typo in mine.

So the four variances are: The 14 parking spaces are required, six are provided. Actually, adjacent to the commercial property at the top of the sheet the parking is required to be 20 feet from the property line, it's actually 5 feet to the property line -- 5 feet adjacent to that property line, and then in the rear the building is supposed to be 40 feet and it is --

MS. MARTIN: Where it's required to be 40 feet, it is 5.5 feet.
MS. UHLE: You know what, the reason I'm getting confused here too is because the rear actually didn't require a variance.

MS. MARTIN: Correct. This here is fine.

MS. UHLE: Thank you. Okay. So the variances are all adjacent to the commercial property there.

MS. MARTIN: The general overview of this particular project is the renovation and addition to the gas station that currently -- and convenience store that exists at 504 New Rochelle Road, along with some landscaping and some site alterations to better traffic flow and things of that nature. At this point in time, we are not changing the price sign, and we are not changing or altering the canopy or the gas dispensers. We're renovating the existing convenience store. We are putting on
it's one big addition slightly to the rear and slightly to the top, which will allow for expanded cooler space to better serve our community around it. The trailer that is currently behind the convenience store will be removed. For the most part, this is a renovation and an addition or expansion.

What is currently up on the board is the proposed floor plan, as well as the front elevation and both side elevations that are proposed. You will be able to see where that addition is and the roof line, and I have samples of all of the finishes if you guys would like to see those.

ACTING CHAIRMAN MCINTYRE: So the entire facade and roof of the building is getting replaced?

MS. MARTIN: Correct.

ACTING CHAIRMAN MCINTYRE: Re-skinned?

MS. MARTIN: Correct.

ACTING CHAIRMAN MCINTYRE: New oversized windows at the front; correct?

MS. MARTIN: Correct. Storefront windows.

MS. NEMECEK: Where is the lighting going to be?
MS. MARTIN: Which lighting? On the front of the building?

MS. NEMECEK: The lighting on the site plan, I only see, one and it's in a location with an already existing light, and I don't see any lighting associated with the building.

MS. MARTIN: Typically, unless there are major issues from the town, our building lighting is soffit lighting along the front ridge, and it's downward facing to avoid light pollution elsewhere, and they're LED for energy efficiency. There's typically four to five along the front face. Typically there are wall packs on the side or back if there's an emergency exit.

MS. NEMECEK: It says, one site light to be relocated; where is that going to be relocated?

MS. MARTIN: Which plan are you looking at?

MS. NEMECEK: The site plan. The first one that you had up. It's on the bottom left, right over at Hillcrest Road.

MS. MARTIN: The existing air station and light.

MS. NEMECEK: And site light to be
relocated. Is that where it's going to go or

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is that where it is?

MS. MARTIN: That's where it currently is, and it needs to be moved for the parking. As far as where it's going to go, I guess -- I suppose we didn't show it right now and we can for it -- is it will move into that landscaping area so it continues to light that area of the property.

MS. NEMECEK: Where else will there be a site light? I mean, there's one there, I'm assuming there's one next to your sign.

MS. MARTIN: There are three showing by the sign at the moment. That sunbeam looking symbol, those are site lights.

MS. NEMECEK: I thought those were plants. Then where are they going to be along with the parking spaces?

MS. MARTIN: There is another one showing up at the top right-hand corner.

MS. NEMECEK: Okay. That's kind of hard to see. There should be more than one there if there's a crosswalk.

MS. MARTIN: Okay. We can certainly add more.
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MS. NEMECEK: Are there going to be any lights on the building towards the back where you have the proposed condenser units?

MS. MARTIN: Yes. There would be some sort of wall pack, but nothing major to push any light pollution towards the back.

ACTING CHAIRMAN MCINTYRE: So I guess the three condenser units and mechanicals that you refer to on your site plan, that's specifically the condensers for the air conditioning?

MS. MARTIN: And the cooler.

ACTING CHAIRMAN MCINTYRE: And the cooler. Right, because you have quite a bit of refrigeration in the store. So they're all remote condensers for all those refrigeration units? Those are all outside or inside?

MS. MARTIN: Those units are being shown outside.

ACTING CHAIRMAN MCINTYRE: Okay.

MS. MARTIN: There's internal fans within the cooling.

ACTING CHAIRMAN MCINTYRE: Right. So would the refrigerant run below grade or above...
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grade?

MS. MARTIN: Typically that's close enough so that there's not a whole lot running exposed, but I don't believe we have any plans to dig specifically for that.

ACTING CHAIRMAN MCINTYRE: Okay. I guess you just show, what is that area there, it's probably 3 feet by 9 feet or 4 feet by 12 feet, something like that?

MS. MARTIN: Give or take, yeah.

ACTING CHAIRMAN MCINTYRE: You know, I think we would like to kind of know a little bit more about that typically, and sort of applications that come before us usually there are condensers for split systems. This is a little different in the fact that, you know, you have an L shaped wall of quite a considerable amount of --

MS. MARTIN: Walk-in cooler and freezer.

ACTING CHAIRMAN MCINTYRE: -- walk-in boxes and coolers. We would certainly like to understand that a little bit more for obvious reasons, for noise and for heat, as well as

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aesthetics of that equipment.

Also, you make reference to a dumpster enclosure, two dumpsters; is that just considered waste and garbage on a sort of -- for the store?

MS. MARTIN: Correct.

ACTING CHAIRMAN MCINTYRE: So that's the only form of garbage and dumpster for the sort of day-to-day content of garbage associated with the store?

MS. MARTIN: Correct.

MS. NEMECEK: How will a garbage truck access that if there is somebody parked in these spaces, because you have air and a vacuum there? Are they going to come at a certain time?

MS. MARTIN: Typically we would schedule them at off times, off peak times, same as with the gasoline distribution, to try to avoid those particular traffic flow issues.

ACTING CHAIRMAN MCINTYRE: Right. Well, I guess I would have a question with regard to that: What's considered off peak? What might be off peak to you is not off peak to somebody else.
MS. MARTIN: It would be based off of the traffic counts as to what is on peak and what is off peak. So typically 7 to 9 a.m. and 4 to 6 p.m. are peak.

ACTING CHAIRMAN MCINTYRE: Okay.

MR. GARCIA-BOU: What size dumpsters are you thinking about putting there?

MS. MARTIN: The wood trash enclosure here is 5 feet deep by 15 feet wide with a double door.

ACTING CHAIRMAN MCINTYRE: So regarding the site improvements other than the building, can you kind of just talk us through and sort of give us a broad brush understanding so we can visualize what all of that hardscape is going to look like and what sort of improvements you're proposing to that? You don't have a sort of rendering of the color sort of site plan?

MS. MARTIN: We have not been asked for one up until this point. So we do not have one at the moment.

MR. GARCIA-BOU: You have notes on your wood trash enclosure about the color of the fence. Do you have -- has that been selected yet?
MS. MARTIN: I do not have any samples of it, and I do not have one particularly selected at the moment. If you have any particular input. It would be a shade of wood. It could be lighter, it could be darker.

As far as the site improvements go, we are showing the curbing around the building, as well as replacement of sidewalks and curbing, cutting down on some of the entrances to the site. We're showing three separate areas of landscaping; one along Hillcrest, one at the corner of Hillcrest and New Rochelle, and one further along the site along New Rochelle Road, along with the alteration of the crosswalk to better flow, and I think that had to do with the town code as well. We do have a plant list as far as which plants we're going with.

MS. NEMECEK: Can I just interject here? It's a little hard to follow. You have symbols on your plan, and you have letters to represent your plants. So I kind of have to guess which ones you're speaking about. Some are evergreen and some are not, and I think it's a little sparse, especially at this first entrance, your 30 foot entrance.

MS. MARTIN: Up here?
(Indicating.)

MS. NEMECEK: Yes.

MS. MARTIN: Okay.

MS. NEMECEK: And also down where you have the air station with the relocated light. And then along this top area where you have your four spaces, those are going to be, I'm assuming, the Junipers or the Hollies?

MS. MARTIN: The first one here has the four and SB.

MS. NEMECEK: So that's Spireas. Why would you pick that? It's kind of weedy and --

MS. MARTIN: Those are entirely up for discussion.

MS. UHLE: Can I interject something here too? One of the comments that I had in my notes is that I agree that the landscape plan is very sparse. I did a calculation, and it's one plant per 60 square feet. We also require

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familiar with particular variety. The Ink Berries, I'm not sure whether they really mean the Onyx Glaber or whether they mean a more compact variety. I really think a licensed landscape architect needs to look at this, needs to reevaluate the quantities and the types of landscaping, but I would also like to see it incorporate the entire site in terms of plant materials to remain along Hillcrest Road. Some of the existing plants are dying out, I'm not quite sure how those are being dealt with. There's existing plants I believe up near the commercial property, I'm not clear whether those are being removed or to remain. There is a wooded area in the back that I'm assuming should and will remain wooded, but that may require some clean up, etcetera. There should be more of a comprehensive landscape plan.

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have to look behind you and there's going to be a tree in your view as people are crossing over the crosswalk.

MS. MARTIN: Understood.

MS. NEMECEK: So it has to be determined specifically what kind of tree you're going to put there, AND I think that's a little too big or could be too big eventually.

MS. MARTIN: Understood.

MS. UHLE: Just one kind of last comment. For the commercial properties, we're often dealing with tiny little landscape islands like this in Eastchester, and I think as a result sometimes the landscape architects or the architects kind of disregard them.

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Because we don't have a lot of opportunity for open space, I like a lot of bang for our buck in these. They should be attractive and interesting as well as just green.

MS. MARTIN: Okay.

MS. NEMECEK: And why was the crosswalk moved?

MS. MARTIN: Based on the note on the drawing, it was based on the latest codes.

MS. NEMECEK: Because that's the direct access for people to come and go, and
like I said before, you could only park head first in those two spaces. So you're going to have people crossing and people backing up --

MS. UHLE: That was a recommendation of the traffic engineer that reviewed it pretty thoroughly.

MS. NEMECEK: Okay. It just seems like it was better in the first place.

MS. MARTIN: That's something that came through from the Zoning Board discussions. I do have the samples of the exterior finishes, if that's something that you would all like to see as well.

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MS. MARTIN: We currently have gas stations in New York, New Jersey, Connecticut, Rhode Island, and Massachusetts, I believe. We're based and headquartered in the Hudson Valley. We have a lot of work going on in Westchester right now. If you go into Pelham, we're currently renovating the Mobil Station at 30 Lincoln Avenue, or next one up is on North Broadway in Sleep Hollow. So we're pretty local at the moment. Most of our gas stations -- I would say 95 percent of them -- are in smaller communities where we could be a part of that community and help serve it.

ACTING CHAIRMAN MCINTYRE: Okay. What may be helpful -- certainly I think it would be helpful -- is to maybe see a photograph of a completed gas station.

MS. MARTIN: Sure. That's easy enough.

ACTING CHAIRMAN MCINTYRE: You know, in terms of what your standards are, what a finished space looks like both the building as well as the sort of surrounding areas. A picture certainly helps to speak a thousand words. So we would certainly --

MS. MARTIN: Would you like to see
exterior only or interior as well?

ACTING CHAIRMAN MCINTYRE: Well, I think we're primarily concerned with what it looks like outside and what the site looks like, but whatever you feel would visually represent and well represent what you're proposing here. I think that would be helpful.

MS. MARTIN: That could easily be taken care of.

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MS. NEMECK: What are the store's hours?

MS. MARTIN: That typically depends on the particular area. Some of them are 24 hours, some of them are 6 a.m. to 11 p.m. It depends on the volume of gasoline being sold.

MS. NEMECK: So it's not going to be closed and just open for gas? The store won't be closed and just open for gasoline?

MS. MARTIN: During construction you mean?

MS. NEMECK: No. During your business hours, like the store is open from 6 to 10 and then gasoline after that only?

MS. MARTIN: I'm not sure about that. I don't know that we typically do that, but I
can verify for our next meeting what we think the store hours would be.

ACTING CHAIRMAN MCINTYRE: Yes. Again, I think that's a pretty -- just as a resident of our town, that's certainly something that I would like to know.

MS. UHLE: Do you know what the hours are now?

MS. MARTIN: I can look it up for you if you want to give me a couple of minutes.

MS. UHLE: Maybe next time.

ACTING CHAIRMAN MCINTYRE: So if you want to kind of talk us through some of the proposed finishes and maybe reference the elevations.

MS. MARTIN: So I have a couple of samples up here in front of me. One of them is the storefront aluminum for the storefront windows, what the aluminum framing typically looks.

ACTING CHAIRMAN MCINTYRE: Okay.

MS. MARTIN: I have a sample of our roof shingles. I have a sample of the metal standing seam roof that goes above the entrance. I have a piece of our standard Hardie Board siding, which the roofing shingle

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decided it wanted to adhere to, along with the trim, the Hardie Board trim. The only thing I don't have a sample of for you because it is just clear is the glazing on a store front windows. It's just plain white -- clear,
and depending on the store, a hot dog roller is there. That's typically the extent of the hot food. There is no cooking being done on site.

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the house also is getting all HardiePlank?

MS. MARTIN: That typically varies from town to town. Some require it and some are fine with just the masonry or paint. We're not showing the rear elevation at the moment. It can be sided if that is the requirement of the town.

MS. NEMECEK: Well, I think it would be useful since you're going to have air conditioners.

ACTING CHAIRMAN McINTYRE: Right now it's brick.

MS. MARTIN: Well, currently, yes. There's going to be an addition off the back the entire length of the building.

MS. UHLE: You should show a rear elevation, and I would imagine that the Board would require that it be treated like the rest of the building.

ACTING CHAIRMAN McINTYRE: Right. Again, sort of jumping inside; those coolers are probably over 8 feet deep; right?

MS. MARTIN: These here?

(Indicating.)
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ACTING CHAIRMAN MCINTYRE: Right.

MS. MARTIN: (Inaudible.)

ACTING CHAIRMAN MCINTYRE: So are they accessible from the rear?

MS. MARTIN: No.

ACTING CHAIRMAN MCINTYRE: So you basically just walk into them and sort of fill them from the back to front?

MS. MARTIN: Correct. Correct. I'm not sure why it's not showing, but there will be an entrance door to the cooler here.

MS. UHLE: So the rear facade would just be essentially a blank sided facade.

MS. MARTIN: Correct.

ACTING CHAIRMAN MCINTYRE: Right. So these are all, in essence, walk-in boxes with just glass front doors; right?

MS. MARTIN: Correct, glass front doors.

ACTING CHAIRMAN MCINTYRE: So that's sodas, milk, beer?

MS. MARTIN: Sodas, milk, beer, ice cream in the freezer, sometimes a quick serve kind of meal, Hot Pocket things.
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ACTING CHAIRMAN MCINTYRE: Okay. And again, I guess the only sort of accessory pieces of equipment that exist on the outside is the ice storage on the Hillcrest Road side; is that right?

MS. MARTIN: The ice storage, you'll have the condensing units out back, and then you'll have the vacuum.

ACTING CHAIRMAN MCINTYRE: Nothing on the front?

MS. MARTIN: Not being shown at the moment, no. The ice is being shown on the side.

MR. GARCIA-BOU: And those are bollards on the front of the building?

MS. MARTIN: I'm sorry.

MR. GARCIA-BOU: Those are bollards?

MS. NEMECEK: Bollards. Those aren't bollards, right, those are just what you're showing us are just curved or are they going to be bollards?

MS. MARTIN: Those are bollards.

MS. NEMECEK: They are bollards.

ACTING CHAIRMAN MCINTYRE: Bollards.

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So nobody crashes into the store. So, you know, just typically we've all driven up to a thousand of these probably, don't take a whole lot of notice but now you think about these things. You know, what's your business practice; do you sell antifreeze; do you sell cords of wood; is there going to be newspapers there, because you have full height windows? Is that all going to get sort of overlaid with all different sort of stuff that's being advertised on the outside?

MS. MARTIN: It shouldn't. We do typically sell newspapers, you know, antifreeze and some car things are standard, but they're not typically stored outside. They would typically be inside the store. Cords of wood I would have to get back to you on. Ice, obviously. Typically we have fruit and pre-prepared sandwiches and that sort of thing. We do have our own like a branded line of coffee that I'm sure there would be sales for and things like that. All of the advertising would be within the town code as well.

MS. UHLE: We do limit pretty significantly how much advertising can be in the window, and any proposed signage requires...
approval by the sign committee.

MS. MARTIN: Understood. Whether or not the manager of that store will understand that is another story, and I apologize in advance if they put things up. If you call us and tell us they're not supposed to be there, we make sure they come down.

ACTING CHAIRMAN MCINTYRE: Again, the purview of this Board is architectural review. We're looking to act as an advisory body to the Planning Board.

MS. MARTIN: Understood.

ACTING CHAIRMAN MCINTYRE: Our primary objective is to review applications, this being one, to ensure that what's being proposed is in keeping with the neighborhood, it's an addition to the neighborhood, and it's something that we, as residents of this town, would be okay living next to and driving by and pulling up to.

MS. MARTIN: And we hope to be making an improvement to what is currently there.

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prudent question for us to ask and sort of get some feedback on, because we're really not looking to police this application, or any other application for that matter. So there are certain prerequisites in our town, this Board being one, so that we do try and act accordingly to make sure that whatever is being proposed, you know, meets the guidelines and criteria that we like to implement in our town. Do we have any other sort of comments here in terms of what we heard so far?

MS. UHLE: I was just going to say if you're going to ask them to come back, just to be clear for things like the -- I'm not sure whether you guys mentioned this or not or whether I mentioned this earlier, there is an existing chain link fence along Hillcrest Road that seems to be in disrepair, there's a stockade fence at the back of the property line, again, if you could show us how you're going to deal with those, if you're replacing them. I think for everything that's been mentioned with regard to the bollards, the fencing, the lighting, the trash enclosure, if there's an enclosure proposed for the condenser units, that they'll need to see details of.
those and catalogue cut sheets or whatever is necessary so they can really see what those look like. For the condenser units, also issues with regard to decibel levels.

ACTING CHAIRMAN MCINTYRE: Right. So any other comments before --

MS. MARTIN: Were there any issues with the --

MS. UHLE: I was going to say, could you put that site plan back up there?

MS. MARTIN: Sure.

MS. UHLE: I apologize, I have never confused myself as much as I have tonight. I'm going to go up there and explain the variances very quickly since that was an issue, and now I understand what my issue was, which was massive confusion on my part.

ACTING CHAIRMAN MCINTYRE: Sure. That

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would be good. Thank you, Margaret.

MS. UHLE: Start with the parking variance. Again, the entire site requires 14 parking spaces, six are proposed; four here and two here. This is where I got confused. You can't really see it here, but this line, this is a retail business district. This is an R-5 district, which is a single family residential
district, even though this is still the rear portion of the commercial property, but it is zoned as a single family residential district.

So the first variance is there is a requirement that the principal building be set back a minimum 40 feet from that one family residential district. It is actually only set back 5.5 feet. Again, it happens to be a commercial use, but it doesn't say "use" it says "district." So this building is required to be 40 feet, it's 5.5. The other variance is actually the parking area is required to be 20 feet from a single family residential district, and it is actually only also 5.5 feet. So the two of the variances with regard to the setback relate to the portion adjacent to the commercial property here. Then the last variance is that a backup aisle required for the parking spaces is required to be 21 feet, it's only 16.3 feet, and that's for these angled parking spaces here to what's considered the drive aisle here is only 16.3 rather than 22 feet. So those are the four variances.

The other thing I was just going to mention again, because people didn't have the
opportunity to hear this at the previous meetings: The existing building is 1,311 feet, the applicant proposes to expand the building by 770 square feet, so that the proposed building is proposed to be 2081 feet. This is where I was getting confused. The building is being expanded by 5 feet adjacent to this residential property here. A variance isn't required for that. This is required to be 40 feet; it is 40.4 feet. Okay.

ACTING CHAIRMAN McINTYRE: Okay.

Thank you, Margaret. So I would like to make a motion to open up Application 13-36 to a public hearing. Do I have a second?
proposed plan, and I wanted to first thank Margaret -- you said I could call you Margaret.

MS. UHLE: Absolutely.

MR. URBINA: -- for all the time that you took. It was very generous of you to help me go through the plans. I mentioned to you that there were a number of rumors going around, and you clarified quite a bit of them. One of those rumors was that there was a Starbucks that was opening up, but we were disappointed to hear that wasn't going to be the case. I digress.

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discussing the property.

After reviewing the minutes, I could
say that I really appreciate the due diligence
that the town has done through the Zoning
Board, but I think it was incomplete because we
never took the time or never notified folks and
gave them the opportunity to talk about what
they see here, witness and experience every
day. You know, I think you said that the
traffic engineer did a thorough job, but when I

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reviewed the minutes -- I know I didn't see the
ingineer's report -- there was no real mention
of any of the traffic issues on Hillcrest Road
themselves.

One of questions that I have, if I
may, I see there is an entrance only on New
Rochelle Road for that property indicated by
that dark arrow; is that correct?

MS. UHLE: Yes.

MR. URBINA: Is the only exit the one
on Hillcrest Road?

MS. UHLE: Yes.

MR. URBINA: There's an issue that I
deal with on a daily basis, and again, the
importance of getting, you know, neighbors'
input is that right on Hillcrest Road there is
parking, there's metered parking on Hillcrest Road, and when there's cars in those metered parking, what ends up happening is when those cars come out of the gas station onto Hillcrest Road, they kind of get logged jammed there because there is a stop sign, a lot of traffic on New Rochelle Road, and often times I'm coming down New Rochelle Road to turn up the street to get to my house, and I'm stuck there on the corner because the cars are kind of, you know, crisscrossed trying to get onto New Rochelle Road, and that happens often.

The other concern that I expressed to you, amongst others that I have, is that area where there's a proposed vacuum station where they're proposing to have landscaping, there is a not very well maintained chain link fence with near dead Arborvitae that are there, and it causes a blind spot. So when cars are coming out and kids, mine included, are coming down to the school bus stop, which is on the corner, there's been a lot of close calls because cars can't see kids coming down, kids can't see the cars coming up, and again, I think that that's something that could have been identified had neighbors been given the
opportunity to discuss that with the Zoning Board.

I know you would like to keep the momentum going, and I know you spoke to legal counsel. I guess it's something that you could do. I don't know if it's something that you should do, because certainly the spirit of giving people notice and allowing them to come in, you know, is to identify some of the things that you might not be able to do on a few site visits. I think that, you know, what I would to -- I mean, Margaret, I know that you said that the Zoning Board was going to reconvene in September and that this meeting as well as the Planning Board meeting is scheduled for June, you know, but I think it would be in the town's best interest to proactively postpone any further discussion until the community has had a chance to discuss the matter with the Zoning Board, and that would kind of, you know, negate the need to file an Article 78, you know, which we know would delay the process even further.

And again, all we're asking for is to have the opportunity to be heard to identify some of those concerns that haven't been identified even with the thorough due diligence that was
made.

And again, I mean, I've lived next to this property for 16 years. I never moved into that property thinking like, okay, I'm going to do whatever I can to make that a park. I accept that there's a gas station there. I support economic development and understand the importance of, you know, commercial properties in our community, and being the President of the Tuckahoe School Board I like it when taxpayers come in that don't bring kids into our schools. So this is certainly a benefit. But again, not having an opportunity to identify some of those concerns that we experience on a daily basis, you know, I think, you know, kind of negates the spirit of what notification laws are all about, and again, you know, respectfully ask that we kind of stop the clock until we have that opportunity with the Zoning Board.

Thank you for your service and thanks for allowing me to be heard.

MS. UHLE: Can I respond to you a couple of things?

MR. URBINA: Sure.

MS. UHLE: I agree a hundred percent
with everything Mr. Urbina said, and I think that you are -- first of all, so that you know,

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Mr. Urbina, just based on the extent of the comments that the ARB has for the applicant, the applicant is coming back to them in September before they would even have an opportunity to go to the Planning Board in June. I know I had discussed this with the applicant, that that would very likely be an outcome. So they have not noticed yet for the Planning Board meeting knowing they were likely to come back. So they will be before the Zoning Board in September, and again, the whole reason to send them back to the Zoning Board for the public hearing was to give you an opportunity to address a lot of the issues that may have impacted the variances. I did want to continue with this meeting really to give you an opportunity to say what you just said too. I didn't want to have to adjourn the meeting and then nobody gets to say anything until September. So I just want to make it clear there is absolutely no effort to move it along or help out the applicant. I was mortified when I found out that not only did the applicant not notice, but that my office didn't
catch the fact that they didn't notice. There was a flurries e-mails between all of us. I think the good news is that we are at a phase in the review process that there is still plenty of opportunity for you to talk about the site distances with the traffic engineer. He's already on notice that he will be at that meeting. That meeting may not only be in September, it may go into October. So I just want to reiterate that, you know --

MR. URBiNA: And I appreciate that. I certainly hope I didn't sound like I was implying that there was any, you know, assistance of the applicant or anything like that.

MS. UHLE: Not at all.

MR. URBiNA: The concern again that I have is that, you know, I just don't want this momentum to build and then, you know, we're kind of putting the cart before the horse here. And, you know, perhaps some of the things that the applicant wants us to consider as far as the Architectural Review Board or the Planning Board, that may be moot topics had the Zoning
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Board not granted variances or at least not granted the variances until some of these other concerns were identified and addressed. So that's all I'm asking for, and I think ultimately the outcome, regardless of how we got there is the same, and that there is going to be a kind of let's slow this down, let's go back and get that notification made to our neighbors, let us have the opportunity to discuss this with the Zoning Board, and give us notice as we have for this, and I'm sure we're going to get notice for that planning meeting come June. Thank you very much.

ACTING CHAIRMAN MCINTYRE: Thank you.

MR. DECHANCE: Good evening. My name is Mike Dechance, and I live at 17 Alta Drive. My property borders 500 New Rochelle Road and 504 New Rochelle Road. As Julio did, we found out the same way. We received a note from your review board certified mail at 6:00 at night that this meeting was taking place and there were proposed changes to 504 New Rochelle Road that ultimately impacts my property as well. I want to thank Margaret again for
taking the time out because it was the buzz of
the neighborhood, what is this all about,
because no one knew anything, and a lot of
people would be here this evening,
unfortunately there's a lot of school events
taking place this evening and other things
taking place in family's lives in my
neighborhood, but people would be here but
they're at their children's, you know, good
things.

The first thing that came to
everybody's mind is, why do we need another
convenience store, we just had CVS there, and
there was a lot of discussion about CVS going
in the neighbor as well. I do think there are
issues with this project that have not been
discussed, you know, and Julio touched upon a
lot of them, but I would like to just reiterate
some of them again.

One is the traffic in our area is
horrific. If you go through New Rochelle Road
any time of the day now the traffic has
increased tenfold. I've lived there 27 years,
and it's horrific, and there's going to be a
bad accident there, and it is a concern of mine and my neighbors.

With the proposed project, I know Margaret said, you know, they would pull in, get gas, go in the store and get something, but we're concerned about increased traffic in the area. People coming in. If you drive through the area, you know what I'm talking about. If you try to make a left-hand turn onto Alta Drive, you cannot. You have to wait for the light to turn in order to make that turn safely, otherwise, you will be hit. So that is a concern.

Parking, that is a concern. I know you brought that up as well. If you were in our area today, I had to walk down to CVS for something, I was dodging cars on the sidewalk. Cars backing out, backing in. It's a very busy area. Parking is an issue that needs to be addressed. Traffic flow in and out of the station and its impact on Hillcrest and other neighbors I think needs to be discussed. The rear of property is a real concern of mine. I just want to share with the Board, this is 500 New Rochelle Road. This is what I look at every day. I just want you to see that. I'm
concerned that I don't want a repeat of that.
This is what I look at every day from my
backyard. I'm concerned what is going to be
taking place in the rear of the property. It's
highly overgrown back there. What trees are
going to remain? What's going to be taken out?
Drainage and erosion issues, you know, I think
that needs to be looked at and discussed
because the property does slope, and it is a
concern of mine. There are dead branches
hanging over our property lines. I think that
needs to be addressed. What are the hours of
operation? Placement of the dumpsters. As you
could see, the smell is a concern, because on a
nice, hot day the smell comes up from the
dumpsters, and there's nothing I could do about
it, but I have to smell it, because that's
where I put my head every night.

Those are some of the issues that I
have, and I know that some of my neighbors
have, and I would ask the Board -- I know you
said it's going to go back to the Zoning Board,

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but I would like to hear from the traffic
ingineer in more detail about the traffic in
the area, and I would like to hear more about
what's going to be taking place in the rear of
that property, because you're coming back another 10 feet, that's going to have to impact that wooded area back there, and that wooded area does need to be cleaned up. There's tires, there's crates back there, there's -- I won't even tell you what's back there. There's a lot of things back there that's been sitting there for years and never been addressed.

But again, I want to thank the Board for giving me this opportunity to speak, and I know this is not in your purview, so that's why I'm just kind of highlighting some of the things that I think need to be discussed, and I would go into more detail with the, you know, Planning Board or the Zoning Board. Thank you and thank you again, Margaret, for taking the time. Thank you.

ACTING CHAIRMAN MCINTYRE: Thank you very much. Anybody else like to speak?

(No comments.)
ACTING CHAIRMAN MCI NTYRE: I'm not going to make a motion to sort of close the public hearing.

Just in response to some of your comments: I agree as a resident and as a member of this Board, you know, this is similar to any other application, it needs to be looked at from a quality of life standpoint, from an aesthetic standpoint, from a safety standpoint, and from a standpoint that as members and residents of this town that we advocate in every other resident's best interest. So I do agree with all the comments that both of you gentlemen raised here, and certainly we on this Board and myself as Acting Chairman this evening will certainly take your comments seriously and certainly look to, you know -- look to propose to the Zoning Board that all of the issues that you raised are addressed, because collaboration and your input as residents and people who live there and travel up on that road on a daily basis I think is imperative to their knowledge and understanding of this particular site and whatever decisions they may have rendered or would reconsider at this stage.
MS. UHLE: So I do think the next step will be for the applicant to come back to the Zoning Board next.

MS. MARTIN: I would agree.

MS. UHLE: Which would mean then that the -- we will send it back to the Zoning Board until the Zoning Board issues are resolved, and then it could pick up again with the ARB and the Planning Board if and when it gets that far.

MS. MARTIN: Correct.

MS. UHLE: As I said, besides the fact that the applicant and their engineers will be there, our traffic engineer will be there as well.

ACTING CHAIRMAN MCINTYRE: Okay. Our next application is Application 15-30, 39 Hathaway Road.

MR. SOMMER: Good evening. My name is Steve Sommer. My wife, Ann, and I own the property on 39 Hathaway Road. We just recently actually purchased it. I reside at 423 New Rochelle Road. My existing back yard and this property are separated by approximately 65 feet. So I've lived in my primary residence for 28 years. I've seen this property every
day, and we've always enjoyed it. Unfortunately, the property went into disrepair a number of years ago due to family conditions, and we did recently purchase it, as I said.

We are planning a major addition to this property. It needs to be modernized from the existing 1951 when it was built. You can appreciate that all the existing conditions from 1951 existed when I purchased it. So what I'm doing is I am renovating the interior of the property. I invited my architect, Louis Campana, to present that to you. Thank you again for the opportunity.

ACTING CHAIRMAN MCINTYRE: Thank you.

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MR. CAMPANA: Thanks, Steve. Board, good evening. Margaret, James, how are you?

So this is the first time we're being heard, so I would just like to give you a brief description of what we plan on doing here and also the existing conditions. Would you mind if I actually stand by the drawings?

MS. UHLE: Just bring the microphone with you.

MR. CAMPANA: So currently situated on site we have a one and a half story single family residence with an attached garage, which
is partially underneath the second floor, and
towards the back of the house there's a one
story sun room with Jalousie windows. So what
we plan on doing with the existing, other than
removing all the existing finishes, is actually
demolishing that rear sun room in the back,
along with the existing masonry landing and
steps, okay. We also plan on demolishing the
front porch as well.

On the second floor, in order to
accommodate our second story addition, we're
going to take off basically this portion of the

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you could see we have the sun room, which we are planning on taking off, and then again the front elevation we're going to take this shed roof off over the front door and column and also remove the front porch as well. Again, you could see the existing sun room there. Existing garage doors will be also removed. I think what we can do now is go to the proposed plans and start with the first floor. So you could see where we're adding square footage to the first floor primarily in the rear yard with a new family room addition, okay. That addition or that mass will also encompass a new bathroom for a bedroom down below. This new bedroom will also add to the footprint as well to the northeast corner, which is here. At the front of the house, we have a near airlock, which will be sort of a glass box below a nice long sweeping roof which will be supported by a cedar column and brackets, which we'll look at in the elevations.

Then the second floor you could see, as I was explaining before, we're going to remove this portion of the second floor to accommodate the new master suite. What that
entails is an addition over the garage on top of the existing footprint, and then again, removing some of the shed dormer in the back and turning that into a gable roof. You can see the roof plan here. This is that -- well, this here used to be the principal ridge, but now we're actually changing that. The principal ridge is now here. Okay. This roof will be sweeping over the main entrance, and then we have inset dormers which pierce the eve along the north side here, and then we have our standing seam coated copper roof here, hip roof, and that EPM roof on the one story addition for the bedroom below.

For the exterior elevations, you know, our intent is obviously to enhance or -- I guess you could say enhance the character of the neighborhood but also in keeping with everything that's there currently. What we plan on doing is using HardiePlank -- I'm sorry, Hardie Board plank siding or lap siding. It will be this Monterey taupe with white AZEK painted trim. Most of the trim on the house will be flat except for underneath the rakes. The rakes will have about I think it's a 2 inch solid crown just to give a little profile along
each of the rakes here and here and also on the side of the house as well. You could see we're also proposing -- I do not have a sample of it, but we're proposing to use stone veneer. The company is called Quarry Cut. The veneer is going to be a ledge veneer, thin stone, and

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It's called Old Philadelphia. The stone veneer is very difficult to show as a sample only because it varies drastically, but this color is going to be more of a blue to sort of beige tone.

ACTING CHAIRMAN MCINTYRE: Is that a natural product or is it a --

MR. CAMPANA: It is a natural product, yes. It's about 2 inches thick. There will be a 3 inch projection off the face of the house, and we're proposing to cap that with a 2 inch blue stone coping. All the new windows in the house, except for the ones in the living room, will be Andersen exterior aluminum clad, okay, with simulated divided light, casements. We're also going to be refinishing the existing window wells. The existing window wells are currently concrete and brick. We're going to face it with stucco and have a 2 inch blue stone coping on top.
The roofing material -- unfortunately, the existing roof material is slate, but we're proposing to use -- proposing to take all of it off and use Timberline, JAF Timberline roofing shingles, and the color will be charcoal. We have a sample here, but actually the sample itself is kind of weathered, ironically. The existing chimney mass here was whitewashed originally, meaning years ago. It's been flaking off since, so we're proposing to just refinish it to match existing.

Also, here you could see the front entrance, the glass box airlock behind which will be supported by a column, and of course that column will be sitting on a galvanized connection to the masonry porch which will end up being painted, the base, not the blue stone terrace.

Here along the backside you could see we're proposing -- I'm sorry, the north side -- we're proposing new garage doors with an AZEK lintel set into that stone veneer. Again, with our asphalt roofing on top of that garage projection, which is existing, meaning the projection, and we have our bedroom addition right here, and then beyond is the new family...
room addition. This wall here is solid with no window because that is, in fact, a bathroom,

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half shower, sink and everything else.

At the back of the house, you could see we're proposing this 6 foot wide 8 foot doors here in the family room. We have a gas fireplace which will require a small projection to the rear yard. We're looking at trying to find something that's a little more low profile so we could have the entire thing within the footprint of the family roof so it doesn't project out. I believe that's all. We're also proposing new gable vents, which will also be of an AZEK material. Here's just some exterior details larger for you to see. On the elevations, actually, on the rear elevation you'll notice that this cornice, which is over the family room, does not have this line right here, but there will actually be a step in that to break that height up a bit. I believe that's all.

MR. GARCIA-BOU: The front entrance on the doors, do you have a more detailed what it's going to look like, the entrance?

MR. CAMPANA: The airlock.

MR. GARCIA-BOU: Door 101, 102, and
MR. CAMPANA: So 101, 102, and 103, that's actually --

MR. GARCIA-BOU: Aluminum clad?

MR. CAMPANA: Yes. I'm sorry, yes. Wood on the interior, aluminum clad on the exterior.

MR. GARCIA-BOU: Is that divided lights?

MR. CAMPANA: SDL, simulated divided lights seven eighths thick.

MR. LUCA: Space bar?

MR. CAMPANA: Yes, that would be the intent. I don't like windows with no space bars, that's for sure.

ACTING CHAIRMAN MCINTYRE: The stone cladding veneer is going to run inside that airlock?

MR. CAMPANA: I will, that's correct. It will give a nice I think -- well, I think it's the appropriate way to terminate it, and also, it will give a nice backdrop from the south elevation. On that wall here, right here at the covered entrance outside at the airlock
we're going to propose to put some sort of a wall sconce. We don't have that selected currently, but that is a perfect location for it.

MS. NEMECEK: One or two?
MR. CAMPANA: One.

MS. NEMECEK: Any other exterior lighting?
MR. CAMPANA: We will have sconces at all of the exits outside.

MS. NEMECEK: Okay.
MR. CAMPANA: I want to also speak with the owner about possibly putting sconces flanking the garage doors, working that into the mix.

MS. NEMECEK: What color will the garage doors be?
MR. CAMPANA: White, matching trim, yes.

MS. NEMECEK: It looks nice.
MR. CAMPANA: Thank you.
MR. LUCA: I have a question.
MR. CAMPANA: Yes.

MR. LUCA: It's a very nice looking
house. My question is: Window 105, that's the one that remains, the existing living room window?

MR. CAMPANA: That's correct.

MR. LUCA: Can I ask why? Only because --

MR. CAMPANA: I'll let the owner speak to that.

MR. LUCA: Only because all the new windows, they're casements, I assume; right.

MR. CAMPANA: That's right.

MR. LUCA: They're all grand and at the elevation that really stands out like it is an old window.

MR. CAMPANA: The way I tried to or attempted to treat it was, use the trim consistent with everything else and obviously create the paneling below to give more feel with the proposed work. It does, however, work really well on the interior of that room, but --

MR. LUCA: The high window sill and --

MR. CAMPANA: It's about a 29 inch window sill, yeah.
the existing window?

MR. CAMPANA: Right.

MR. LUCA: So it's going to read differently; correct?

MR. CAMPANA: I believe they're paintable, so we could always paint them to match, especially to enhance it. Steve, do you want to talk?

MR. SOMMER: So the two windows that we are retaining were actually replaced it looks like four or five years ago. Okay. All the other windows on that floor and upstairs were actually the original windows. So when Louis and I looked at this, because we are actually replacing the exterior trim and certainly new trim on the interior as well, the only element that will be visible is probably anywhere between two and a quarter to two and five eighths of an inch to the existing window frame. Everything else will be clad with new trim.

MR. LUCA: I don't mind. I don't mind. I'm just saying as an architect I think...
going to have more of a profile, a depth to it. It's your home, but it really is a nice looking house.

ACTING CHAIRMAN MCINTYRE: Is there any landscaping being proposed as part of the overall sort of renovation and enhancement?

MR. CAMPANA: I'll defer to Mr. Sommer on that.

MR. SOMMER: So the direct answer to your question is: Presently, no, and let me explain why I'm giving you that answer. The site is unfortunately burden by rock topography. Excuse me. We have rock that is very, very high on the north side, and it actually juts out from the existing property line anywhere between 4 to 5 feet, so all of that rock is exposed. It has been -- there was many attempts over the years to try and camouflage that rock to something that can be suitable. You'll find a series of rock walls that were either dry stone or put in with some poor quality masonry, and that's all on the north side as shown. Also, there's a lot of rock out cropping on the southwest corner of the property that create this, as the surveyor indicated, this pond. Okay. Basically that's
water that comes from both the west side, comes from New Rochelle Road, comes from the Baptist Church that is also on New Rochelle Road, which is a large green area, and the water collects in that area. So we have not focused on the landscaping right now. I will tell you that my neighbors have a large line of trees on the west side, probably 5 foot on center, and over a 150 feet you could appreciate how many trees there are there. So we have not focused on landscaping at this particular point in time. I will tell you that certainly I'm putting my efforts into the house at this point in time. I hope to be in by sometime early next year, and so the plantings efforts and landscaping efforts will certainly commence first quarter of next year.

I will also tell you that I have a beautiful hundred and fifty year old Maple tree directly in front of the house that needed a lot of love, a lot of trimming, which we took care of, and I have two beautiful Japanese Maple trees on the south side of the house that I also had an arborist come in, do some delicate pruning, and also do a spring feeding at this particular point in time. So those

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certainly will stay.

Aside from that, it's a conventional lawn that needs some maintenance and some minor, minor bushes. Nothing of any significance at this point.

ACTING CHAIRMAN MCINTYRE: Okay.

Thank you. So looking to sort of move along, I would like to -- thank you very much. That presentation was very good. I would like to make a motion to open the public hearing on Application 15-30.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: I would ask if there is anybody in the audience who would like to speak on behalf of this application to come up to the podium and say their piece. Anybody here that would like to speak on behalf of this application?

(No comments.)

ACTING CHAIRMAN MCINTYRE: No. Okay. That being the case, I would like to make a motion to close Application 15-30. Do I have a second?
MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: The public hearing is now closed on this application.

MR. SOMMER: Thank you Board.

ACTING CHAIRMAN MCINTYRE: Do we have any other comments?

MR. GARCIA-BOU: No.

ACTING CHAIRMAN MCINTYRE: Do you want to sort of briefly summarize?

MS. UHLE: Actually, I don't believe you had any conditions of approval. So I believe it's just a direct referral to the

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Planning Board with the recommendation to approve as proposed.

ACTING CHAIRMAN MCINTYRE: Right. I agree.

MR. GARCIA-BOU: And the landscaping.

ACTING CHAIRMAN MCINTYRE: Well, I think the landscaping -- I think the applicant made reference to what he's proposing to do and the site conditions.

MS. UHLE: One thing I'll just quickly say about landscaping for additions and
alterations. When we have new construction and it's a builder coming in and there's an opportunity to require that they do something, I found in the past when the Board requires somebody to have landscaping as part of an addition, they'll simply submit something to satisfy that requirement, and I think in the long run residents do a better job given a little more time.

ACTING CHAIRMAN McINTYRE: Right. So I would just like to commend your application. It's a well prepared set of drawings. I think the applicant has certainly made his thoughts very, very clear and certainly a labor of love and very nice story. You should be commended on the set of drawings which you prepared.

With that being said, I would like to make a motion to approve and pass on Application 15-30, 39 Hathaway Road to the Planning Board. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN McINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN McINTYRE: This application was approved to move forward. Well
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who are also here tonight, Michelle and Michael McGee. Any questions you might have that you would like to direct to them, be happy to let you speak with them.

Mr. and Mrs. McGee are new residents to Eastchester. They recently purchased this house on Lamesa it was probably five weeks ago. So the first thing they did was call us and have us come in and take a look at the house. They have four children. The house, as it exists, is a cape. It currently has four bedrooms; two bedrooms on the second floor, two bedrooms on the first floor, a living room, dining room, kitchen. It's a nice piece of property, very flat. If you know Lamesa at

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all, it's a very beautiful family neighborhood, a lot of kids riding their bikes. The McGees have four children. The first thing that they wanted was to put the bedrooms on the second floor and get more living space on the first floor. So that's exactly what we came in and did. We basically blew out the bedrooms that are on the first floor on the left-hand side of the house. We opened up the entranceway.

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Again, with four children rushing through the door, that's the first place they come in and dump everything, so they just wanted a little more space. So we opened that up a little bit. We took the full bathroom that was on the first floor, and we converted it to a powder room, and we added a full second bathroom on the second floor, which is where they're going to need it, again, with four children.

The existing house is 1,575 square feet, and we are adding approximately 472 square feet. So we're bringing it up to just over 2,000 square feet total. The footprint isn't changing at all. The only thing that we are proposing is we're going to rip off the entire roof being it is a cape, and we're going to turn it into a traditional center hall.
The house immediately to the right-hand side of this home did exactly that same thing. The ridge line will actually be in line with the house. Their first floors are at exactly the same level. When you look at the house, we've actually increased it in total by 4 feet, so from the existing ridge line to the new proposed ridge line.

There is an existing patio on the back right-hand corner, and to get a little more space on the second floor we basically framed the second floor over that patio. It allowed us to get a better master bedroom, a little bit more space for them on the second floor, and also gave them a covered outside area so that they could have dinners outside with the family.

As far as the outside, the architecture of the house, it's pretty funny, our pallet is very similar to the proposal that just came before you. We're using Monterey taupe HardiePlank for our siding, which is a grayish -- it's a grayish green I guess you could call it; AZEK white siding trim -- I'm sorry, white trim work around the entire house. We're replacing all of the windows just about.
We're adding these two bay windows to the front of the house to give a little bit of texture to the front, because it is very -- I wouldn't say it's very flat right now, there is no front as a cape. We're removing the existing stone and we're going to try to reuse it around the base of the portico. We'll see if we could use it. If not, we're just going to stucco it. We're going to try to keep it since it's there. What else? What else can I tell you about it? The roof, we're going with a very traditional pallet, the roof is going to be charcoal color. The front door and shutters will be brown, although the homeowners, once I brought my sample in, they kind of fell in love with one of the other samples for the roof. It's called a burnt sienna. If you could just turn that up. It's on the upper right-hand corner. The charcoal was right next to it. I think they're starting to like the brown theme, so bringing a little bit more of that in it.

So that's pretty much in a nutshell where we are. I guess the one last thing, though, the windows will all be Andersen white vinyl on the outside.
to maybe just flip back to the rendering so you
could kind of just talk us through the colors
on that again.

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MR. FINELLI: It's very crude hand
done, sorry about that, but I like the feel a
little bit better.

ACTING CHAIRMAN MCINTYRE: So the
little roof sections over the bay windows,
right, I guess, that's --

MR. FINELLI: Yes. They're all going
to match.

ACTING CHAIRMAN MCINTYRE: That's
shingle also?

MR. FINELLI: Yes. I will tell you we
did have discussions about possibly going with
copper. It's going to be a cost thing. If
they can swing it, they'll upgrade to the
copper. I said, let's go with the asphalt and
if you could do it, we'll do it.

MR. GARCIA-BOU: The existing chimney
is brick.

MR. FINELLI: It is. We're going to
extend it.

MR. GARCIA-BOU: Do you have brick to
match that brick?

MR. FINELLI: If I remember correctly,
I think it's painted. So I would like to match

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whatever we have. I don't recall, to be perfectly honest with you. If it is brick, I remember it was a common brick. I'm kind of getting confused between a couple of houses.

MR. GARCIA-BOU: Painted?

MR. FINELLI: Yes.

ACTING CHAIRMAN MCINTYRE: What about the garage door, that's all new?

MR. FINELLI: That's actually existing. There was no discussions about changing it, so I haven't addressed it. I'm sure the homeowners can speak to it if you want to talk to them about it. Painted.

MR. LUCA: The bay windows are new?

MR. FINELLI: They will be new, yes.

MR. LUCA: Is there a reason why they don't have grills.

MR. FINELLI: Actually, I was hoping you would catch that, it was our fault, we missed them. There won't be any on the picture window, but on the smaller double hung there will be, yes.

MR. LUCA: I have one other question.

I'm not sure if I can -- the second floor
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windows, do they meet egress?

MR. FINELLI: They do, 5.7 square feet.

MR. LUCA: They do?

MR. FINELLI: Yes.

ACTING CHAIRMAN MCINTYRE: I guess the lighting is going to be in the soffit of the overhang?

MR. FINELLI: Yes. It's a personal thing that I like to do. I like recessed lighting. There is no lighting pollution, as it's called. There's no lighting pollution elsewhere. It's concentrated right where you need it. It's simple, it's inexpensive, and it does the job, and it's clean.

MR. GARCIA-BOU: The railings are wrought iron?

MR. FINELLI: Wrought iron. They'll be black.

MR. GARCIA-BOU: The front door is -- what is that?

MR. FINELLI: New front door. It's just going to be a standard six panel painted wood, possibly a Therma-Tru, I think better for
insulating value, but just a painted brown. They're very simple. They're not looking to over embellish the house. It's going to be very simple elegant, clean, new.

Again, as I said, they literally bought the house, called us the same day. Their intention is to get the kids into school in September, so we're trying to help them as best we can.

MR. LUCA: The windows are double hung?

MR. FINELLI: Yes.

MS. NEMECEK: I think it looks nice.

ACTING CHAIRMAN MCINTYRE: On your plot plan, is there new air conditioning units proposed? Is that indicated on the plot plan?

MR. MCGARVEY: The AC units are there.

ACTING CHAIRMAN MCINTYRE: Where are they.

MR. MCGARVEY: On the right-hand side of the house.

MR. FINELLI: We actually left them off our drawing, but they are on the right-hand side. They're well within the setback.
ACTING CHAIRMAN MCI NTYRE: Okay.

MS. NEMECEK: Are you going to change the walkway at all?

MR. FINELLI: Yes. I'm sorry, we are. Right now the existing portico -- it's not even a portico -- the existing stoop is much small, it's 3 foot wide by 4 foot. You actually come up to the side of it and you go sideways to the house and you make another left to get in the house. The intention is to put the walkway directly straight in, have the stairs come up to the front door, and you go right into the house.

MS. NEMECEK: What material will you use for that?

MR. FINELLI: As I said, we're going to stucco it. The hope is there is brick -- I'm sorry, not brick -- there is stone on the left-hand side of the house currently. The owner really likes the stone, and they're going to try to reuse that at the base of the portico if they can if they can salvage it. If they can't, they're just going to stucco it to match the rest of the house.
MR. FINELLI: The walkway will be blue stone. I think just about every walkway in Eastchester is blue stone.

MR. GARCIA-BOU: What is the material on the portico, the face of that entranceway between the two columns?

MR. FINELLI: It will all be AZEK.

AZEK.

ACTING CHAIRMAN MCINTYRE: And all the flashing is copper?

MR. FINELLI: No. Actually, I think we are just going to have aluminum flashing, again, just for cost purposes. There's a lot of it. I would rather see them put it into the house that money and use it elsewhere. I would love to say, yes.

ACTING CHAIRMAN MCINTYRE: Any other comments?

MS. NEMECEK: No.

ACTING CHAIRMAN MCINTYRE: Just to sort of keep protocol, I would like to make a motion that we open Application 15-31 to a public hearing. Do I have a second?
ACTING CHAIRMAN MCI TYRE: Other than the applicants here, I don’t see anybody -- sorry. Making sure you were paying attention.

(No comments.)

ACTING CHAIRMAN MCI TYRE: I would like to make a motion we close Application 15-13. Second.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCI TYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCI TYRE: The public hearing is closed on this application.

I think what you proposed here is very clean cut, and you’re not really doing anything to the existing footprint. You’re utilizing the existing space well. I think generally I think the appearance looks good. We would just like to make sure that the condensers are represented on the next phase of these drawings. I really don’t believe we had any other major issues.

That being said, I would like to make a motion to approve Application 15-31 on to the Planning Board. Do I have a second?
MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: Good luck.

MR. FINELLI: Thank you very much.

Have a great summer.

MS. NEMECEK: Thank you.

ACTING CHAIRMAN MCINTYRE: Okay.

Moving quickly on, two to go. Our next application is 15-32 located at 5 Laurel Place.

MR. ABILAMA: Good evening. My name is Tom Abilama, architect for the applicant. This application is in regards to a second floor addition to an existing one and a half story cape located on 5 Laurel Place.

This is the existing house, the footprint in here. What we're doing, just adding -- keeping the existing footprint of the

main house and elevating it. The existing house has an encroachment onto the side yard of 2 feet. So it's a non-conforming structure, but that's okay as long as the addition doesn't increase the non-conformity. Just want to run you by the existing house. This is the first floor, and we have an unfinished basement and
an attic into the half story. So the intention is just to raise the roof and adding three bedrooms and a nursery plus two bathrooms.

The first floor mainly we have to deal with shifting over the existing sun room, because it was brought to our attention by Mr. King that there's no permit recorded on record for enclosing the existing sun room. So we ended up having to make it more conforming on the site by pushing it over 2 feet. That's the only site work that's involved really, but no increase in impervious surfaces.

Mainly what we're doing, we're just replacing the existing vinyl siding with new HardiePlank and creating two pediments, two gables on each side with a portico supported by brackets. The same materials will go around

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the whole house. The new windows will be the aluminum clad Andersen white and all the trim will be white AZEK, and the shutters will be the pewter green.

Here we have the composite elevation showing the two neighboring houses around it, and we have the photographs of the neighborhood. This is the house here right now, and this is the rendering, the 3D
rendering showing, you know, the right and left side.

ACTING CHAIRMAN MCINTYRE: Do you have any samples, Tom, of the proposed finishes?

MR. ABILAMA: This is the HardiePlank, that's the burnt sienna, AZEK trim, that's the stucco on the bottom.

ACTING CHAIRMAN MCINTYRE: Okay.

MS. NEMECEK: Stucco on the bottom where the entry steps --

MR. ABILAMA: Yes.

MS. NEMECEK: Okay. And your light.

MR. GARCIA-BOU: Is there a reason why the entrance portico you're only going out 2 feet?

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But I do have a question about the front door. Is that going to be glass? The top half is going to be glass and then it's going to be paneled on the bottom, the front door that you have on the elevation?

MR. ABILAMA: That's one choice of having the glass, but it could be solid too.

MS. NEMECEK: Okay. And is there going to be like a storm door, screen door?

MR. ABILAMA: No.

MS. NEMECEK: Just that. So that's not settled, the front door?

MR. ABILAMA: Not yet. We're working on it.

ACTING CHAIRMAN MCINTYRE: Is that the owner's choice?

MR. ABILAMA: Right.

ACTING CHAIRMAN MCINTYRE: Is this the current owners live in the house?

MR. ABILAMA: No. It's a new owner, new buyer who is trying to renovate the house.

ACTING CHAIRMAN MCINTYRE: When I looked at that, it kind of almost looks like a side door as opposed to a front door. That's my initial reaction to that.

MS. NEMECEK: I just think it looks
t oo busy on the drawing with the glass, but, I
mean, you have to have some kind of glass on a
front door so.

MR. GARCIA-BOU: It looks like a storm
door.

MS. NEMECEK: Yes, that’s why I asked.

MS. UHLE: Even if you just had the
t hree windows at the top.

ACTING CHAIRMAN MCINTYRE: If you
didn’t really want to see who’s at the front
doors but you just wanted to look out, you

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w ouldn’t be able to do that.

MS. NEMECEK: I think it looks nice
otherwise.

MR. ABILAMA: Thank you.

ACTING CHAIRMAN MCINTYRE: Again, I
guess whatever air conditioning is being
proposed it’s sort of set inside behind the
walk area between the walk and the house; is
that right?

MR. ABILAMA: Right.

ACTING CHAIRMAN MCINTYRE: Is there --
there is no outside access to the basement;
right?

MR. ABILAMA: No.

ACTING CHAIRMAN MCINTYRE: And the
garage is new also; right?

MR. ABILAMA: The garage, no, it's not part of the renovation. We're keeping the existing garage.

ACTING CHAIRMAN MCINTYRE: So how is that going to look with the proposed improvement? Is there a picture of the existing garage right now? Is that going to be --

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MR. ABILAMA: That's the rendering here.

ACTING CHAIRMAN MCINTYRE: Well, in the rendering it looks like it's brand new. I just think that the new dwelling is going to look bright and shiny and new and if the garage doesn't follow suit, then --

MR. ABILAMA: You have a good point. So we'll replace the vinyl with the HardiePlank.

ACTING CHAIRMAN MCINTYRE: Okay. Any other comments from the Board?

MS. NEMECEK: No.

MS. UHLE: So the two comments so far were to consider a more solid front door with less gas, and also you indicated you were going to re-side the existing garage with the
HardiePlank; the garage door you're saying?

ACTING CHAIRMAN MCI NTYRE: Yes.

MS. UHLE: Just to clarify. Okay.

ACTING CHAIRMAN MCI NTYRE: Is it a relatively new garage door?

MR. ABILAMA: It's in good condition.

ACTING CHAIRMAN MCI NTYRE: Just again

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to follow protocol, I would like to make a
to open up Application 15-32 to a public
Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCI NTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCI NTYRE: Anybody here like to speak on behalf of this application?

(No comments.)

ACTING CHAIRMAN MCI NTYRE: That being the case, I would like to make a motion to close Application 15-32 to the public hearing.

Second.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCI NTYRE: All in favor.

(All aye.)
The public hearing is now closed. Thank you. That being said, I would like to make a motion to move Application 15-32 on to the Planning Board with the sort of minimal comments that Margaret just shared with you. So do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: This application is approved. Thank you very much.

MR. ABILAMA: Thank you.

ACTING CHAIRMAN MCINTYRE: Moving on, our last Application of this evening, Application 15-40, 102 Woodruff Avenue.

MR. IANNACITO: I actually have revised drawings. I made some minor modifications.

Good evening. My name is John Iannacito. I'm an architect, and I'm representing Marcasse Builders this evening, the owners of the property. We are proposing additions and alterations to the existing single family residence located at 102 Woodruff Avenue. The proposed scope of work will
include the partial removal of an existing non-conforming porch at the front of the existing residence, as required, to create a new garage and driveway for parking down in the basement. We are also proposing a second story addition over the existing footprint, and the second story addition will start 30 feet back from the front property line, and then the existing non-conforming portion of the building at the front of the house will stay as a one story area, and then we’re also proposing a new two story addition at the rear of the existing residence and the construction of a small 6 by 10 deck in the side yard, which Margaret pointed out needs to be a minimum 6 feet away from the property line, and I will make that modification before the Planning Board.

Here we have the existing floor plans and the existing elevations. The existing house is a one story structure and a portion of the existing structure, approximately the front one third of the structure, is non-conforming with respect to the front setback requirement.

Here we have the proposed elevations. This is the area where the existing non-conforming porch will be removed to create...
the new garage and driveway. This is the

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existing non-conforming front porch, which will
remain a one story space, and this roof here
will also occupy that existing non-conforming
area, which will also have the one story
section. Beyond that is the new second story
addition over the existing, and then a new two
story addition at the rear with the deck at the
side yard.

The exterior materials the wall
surfaces will be a stained cedar shingle in a
cottage gray finish, and that's represented
here and here in the color scheme. The stone
veneer will a Yonkers stone, which has a gray
and beige finish along the base at the front
here and then down around the garage doors.
The roof surfaces will be an asphalt shingle in
a (inaudible) black finish, which is
represented on the elevation there, and I have
a sample of it. The trim -- the windows will
be a vinyl clad in a white finish, the trim
boards will be painted AZEK in a white finish,
the gutters and liters will be aluminum in a
white finish, the railings at the deck will be
vinyl in a white finish, the front entrance
door and the new garage door will be a stained mahogany finish, and the retaining walls will be a unilock system in a sierra finish, which is this one here, which has similar colors to the Yonkers stone.

I prepared a little sketch here showing the massing of the house at the front.

ACTING CHAIRMAN MCINTYRE: You don't have that in a 8 and a half by 11 or --

MR. IANNACITO: I don't, but I could give you the board. It's a rough sketch, so it's not so detailed.

ACTING CHAIRMAN MCINTYRE: We're not going to grade you on your penmanship, at least not yet.

MR. IANNACITO: So the idea is to have the rakes in the front stick out about 18 inches and have that trim floating in there at the two front gables.

ACTING CHAIRMAN MCINTYRE: I guess I just feel that the proposed front elevation, if I had to pick a favorite of front, back, side, left side, right side, I think the front would be I guess my least favorite purely because,
you know, there's a lot of gables and
unfortunately --

MR. IANNACITO: There's only two
gables.

ACTING CHAIRMAN MCINTYRE: Well -- but
there is a lot of flat facade. There is really
only one window on the second floor, which is
in that bedroom. Again, I think what you're
doing with the gables, and I think it's much
easier to read in your little --

MS. NEMECEK: The 3D sketch.

ACTING CHAIRMAN MCINTYRE: -- on the
front elevations. I don't know. It's not like
you could put a window in that bathroom, right,
because it's right in that --

MR. IANNACITO: The bathroom ends
up --

(Indicating.)

ACTING CHAIRMAN MCINTYRE: Almost in
the top of that ridge.

MR. IANNACITO: Right. I think the
idea was to try to create the gable facing the
front of the house instead of having the flat
roof go up in the front. It's a very narrow
lot, and with the restrictions of the zoning setbacks to try to avoid all of the variances that would be required if we wanted to bring more elevations forward, you know, I thought that having a roof here creating a one story space and then just a gable over the entrance made the most sense here. We did look at schemes where the roof went back and then dropped back towards the rear of the house and then just had a shed dormer in the front. If you look at some of the pictures that I submitted, some of the houses across the street have that same exact type of set up. We were trying to move away from that. We wanted to keep a cottage -- more of a craftsman style house from the street.

ACTING CHAIRMAN MCINTYRE: I just think that the sort of elevation follows the plan and everything needs to have some degree of symmetry and alignment, and I see the challenge of trying to put something in where you really can't put it in.

MS. NEMECEK: I'm going to ask my question of the evening: Do you have lighting for this?

MR. IANNACITO: I didn't show it on
here, but I can put it on for the Planning Board. We're probably going to have a light fixture on either side of this door.

MS. NEMECEK: Okay.

MR. IANNACITO: We'll have a fixture above the garage here, fixtures on either side of the door at the rear, and then a fixture here at this door off the deck.

MS. NEMECEK: I like it.

MR. GARCIA-BOU: What part of the house are you keeping?

MR. IANNACITO: It really -- if we look at the proposed floor plan, I believe it's on there. It's really just the basement portion here that we're going to keep. The first floor the exterior walls here, this square right here we'll maintain, and then we are taking off this front porch here and we will keep a portion of that existing front porch there. Everything from this line back is 100 percent new.

MR. GARCIA-BOU: The thing that's

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MR. IANNACITO: We're pretty much -- yeah, the whole roof is coming off, and we're going to just keep part of the exterior walls.

ACTING CHAIRMAN MCINTYRE: On the entry door and the garage door, that's stained mahogany?

MR. IANNACITO: Stained mahogany, yes.

ACTING CHAIRMAN MCINTYRE: It's not like a sort of stained plywood?

MR. IANNACITO: Well, we've used this same color scheme on other houses, and the same builder has used the mahogany in all situations. I'm assuming he's using the same thing here. It will be spec'd out as a mahogany door.

ACTING CHAIRMAN MCINTYRE: Right.

MR. LUCA: The shake is a pre-finished material?

MR. IANNACITO: Yes. It's pre-stained cedar shake.

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MR. LUCA: What's the exposure?

MR. IANNACITO: Probably have like -- 8 inches probably.

ACTING CHAIRMAN MCINTYRE: Again, you're a tight lot; in terms of the air conditioning equipment, where is that going to
MR. IANNACITO: I think the only location -- it's probably going to wind up going in the back corner here of the back yard tight to the house, because this is going to be access to this little deck here to get inside the kitchen area, so I don't think we're going to want to have it along the side here. I'll show that on the plan for the Planning Board.

ACTING CHAIRMAN MCINTYRE: So that pretty large tree that's indicated in one of your site photographs, that --

MR. IANNACITO: The one where the driveway is going? Yes, that's coming down.

MS. UHLE: I actually had a neighbor call and ask that they hoped that they would take that tree down, because they're concerned about the proximity to even their house.

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built up. When you're standing in the street and the excavation for the driveway is going to bring us down pretty close to street level, so we don't think we're going to have to go down too far. I'm having a survey done with better spot elevations to --

ACTING CHAIRMAN MCINTYRE: It looks like it's up probably 21 inches or something; right? From the street it looks like it's up three risers, and you figure they're like 7 inches a piece.

MR. IANNACITO: But then as you walk down there are more steps at the curb. There's steps here also. This slopes down and there are more steps here also.

ACTING CHAIRMAN MCINTYRE: Your

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footprint.

MR. IANNACITO: The footprint.

ACTING CHAIRMAN MCINTYRE: Not the foundation?

MR. IANNACITO: The entire foundation of the existing house is going to remain.

MR. LUCA: First floor framing is going?

MR. IANNACITO: The first floor framing of the outside perimeter walls will be maintained.

MR. LUCA: 2 by 4 construction?

MR. IANNACITO: Yes. R-13 insulation on the work there. It's probably stronger than any wood we buy today.

ACTING CHAIRMAN MCINTYRE: So just the topography of where the street level is, right. I guess that's 50 right now, but it probably to where the first floor of the house is right now is probably -- let's say it's another 3 feet, so let's say it's 53; so that's your first floor, that's your ground floor right now; right?

MR. IANNACITO: Well, it's 53.

ACTING CHAIRMAN MCINTYRE: Right. So now we're --
MR. LUCA: Do you want to know how steep the driveway is?

ACTING CHAIRMAN MCINTYRE: Yes. We're excavating down to create this new sort of sub-grade driveway.

MR. IANNACITO: Yes.

ACTING CHAIRMAN MCINTYRE: You know, you're losing half the width of the house foundation right there; right?

MR. IANNACITO: Well, only in this -- what happens is there is a double foundation. You have one foundation right here and a

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foundation wall here where the porch is. We're only removing the area where the porch is. This is the square of the main enclosed basement. This area was an open porch at one time, which was enclosed.

MR. LUCA: Where is the actual garage though?

MR. IANNACITO: The garage -- where we're putting it now? The door is at the back end.

MR. LUCA: So the front foundation wall is going to get the garage door?

MR. IANNACITO: Only under that existing porch, and then we're going to cut a
hole -- it's basically one foundation wall in front of another.

MR. LUCA: It's a poured foundation wall?

MR. IANNACITO: It's all rubble foundation.

ACTING CHAIRMAN MCINTYRE: Well, I got you, but that's my point, you're not going to end up having to pour a whole new foundation; how practical is that?

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MR. IANNACITO: It's a pretty good sized foundation. It's about 24 to 36 inches thick. We looked at this foundation. It's a very good foundation. It's not going to have any issues.

MS. UHLE: Just from any perspective it doesn't matter -- we tend to call it whatever the applicant calls it, but if they were to call it new construction, it doesn't make any difference with regard to the review or --

ACTING CHAIRMAN MCINTYRE: Just from a --

MS. UHLE: From a building perspective.
logistical standpoint and just an understanding how you're doing this.

MR. IANNACITO: Our intention is to leave this square right here as is except for the owning opening right here where the garage door is going.

MR. GARCIA-BOU: That's where that big tree is.

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MR. IANNACITO: The big tree is right here.

(Indicating.)

ACTING CHAIRMAN MCINTYRE: And the grade of the existing basement is sufficient to be the grade for the garage when you pull in or do you have to excavate?

MR. IANNACITO: As far as the height?

ACTING CHAIRMAN MCINTYRE: Yes.

MR. IANNACITO: Well, we have to excavate in front here.

ACTING CHAIRMAN MCINTYRE: What about when you go into the garage?

MR. IANNACITO: There should be enough height there. We have enough height in the basement.

MR. LUCA: No underpinning?

MR. IANNACITO: I'm sorry.
MR. LUCA: No underpinning?

MR. IANNACITO: Underpinning here. We may have to pour a new footing right here at the base of the driveway just where the opening is. When we get the driveway down there, we're not going to below the frost. So we'll have to dig right there where the door is, but then we'll have retaining walls on the two sides, and everything else will remain the same.

ACTING CHAIRMAN MCINTYRE: So the height --

MR. IANNACITO: The basement height is plenty of height for a car, and then also there's a mudroom here, a staircase. It's a full 7 and a half foot ceiling in the basement right now.

ACTING CHAIRMAN MCINTYRE: Okay. One last time. Let me make a motion to open Application 15-40 to the public. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: The public hearing is open.
(No comments.)

ACTING CHAIRMAN McINTYRE: Seeing nobody is here to speak on behalf of this, I would like to make a motion to close

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Application 15-40 to the public. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN McINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN McINTYRE: The public hearing is closed on this application.

Any other sort of closing comments?

Carlos?

MR. GARCIA-BOU: No.

ACTING CHAIRMAN McINTYRE: I would like to make a motion then to pass this application along, Application 15-40, on to the Planning Board with --

MS. UHLE: To show the proposed lighting fixtures and to show the location of the AC units.

ACTING CHAIRMAN McINTYRE: Right. Do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN McINTYRE: All in favor.
favor.

(All aye.)

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ACTING CHAIRMAN MCINTYRE: This application is approved. Thank you.

MR. IANNACITO: Thank you.

ACTING CHAIRMAN MCINTYRE: The final item on our agenda this evening is review and approval of the meeting minutes.

MS. UHLE: Actually, you can only do February 5th.

ACTING CHAIRMAN MCINTYRE: Do we have February 5th?

MS. UHLE: Yes. You were given them previously. March, Laura needs to be here, and she also needs to be here for the May minutes.

ACTING CHAIRMAN MCINTYRE: Jennifer, Carlos, but I wasn't here.

MS. UHLE: In March and May. The three of you will only be able to vote on the February 5th minutes, and then the March and May ones. Laura needs to be here to make three people.

ACTING CHAIRMAN MCINTYRE: I don't see three people on any of these; three that are here tonight.

MS. UHLE: I have that you, Carlos,
and Jennifer were at the February 5th meeting.

MS. NEMECEK: I don't have February 5th. I only have these three.

MS. UHLE: That's because you were probably given them previously.

ACTING CHAIRMAN MCINTYRE: Neither do I. If we were given them previously, then that could very well be the case and I don't have them on me.

MS. UHLE: Since they're from February, they might have been included in the March. That's okay, we can wait until September, and I'll make sure. If guys don't think you have the February minutes, we'll make sure you get copies of those.

ACTING CHAIRMAN MCINTYRE: Yes. I don't want to just sort of make a motion to approve those without having them.

MS. UHLE: Sure. That's fine. I have in my notes to make sure everyone gets copies of the February minutes, along with the minutes from this meeting, and then when you come back in September you can just clear them all out.

ACTING CHAIRMAN MCINTYRE: That being
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said, I would like to make a motion that we
close the ARB meeting of June 11th. Do I have
a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in
favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: I would
like to wish everybody a happy summer and we'll
see you all back here and bushy tailed back in
September.

MS. UHLE: Yes.

ACTING CHAIRMAN MCINTYRE: Thank you.

MS. UHLE: Thank you.

(MEETING ADJOURNED.)
CERTIFICATION

STATE OF NEW YORK  }  Ss.
COUNTY OF WESTCHESTER)

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

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

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 24th day of June, 2015.

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DINA M. MORGAN, REPORTER