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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 3, 2015

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

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

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EASTCHESTER ARB - 9/3/15

THE CHAIRPERSON: Good evening, everyone. Welcome to the Architectural Review Board meeting for September 2015. Good evening, everyone. Would you please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Again, welcome, and Margaret, if you would, roll call.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre is actually not able to make the meeting this evening. Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Okay. First up, there are a few months of meetings that we are able to approve the minutes for, and the March is the first that we're able to.

I would like to make a motion to

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EASTCHESTER ARB - 9/3/15

approve the minutes for the March meeting.
Page 2

3 MR. GARCIA-BOU: Second that.
4 THE CHAIRPERSON: All in favor.
5 MR. GARCIA-BOU: Aye.
6 THE CHAIRPERSON: Aye.
7 MS. NEMECEK: Aye.
8 THE CHAIRPERSON: Then the second set
9 of minutes that we are able to approve this
10 evening are the June minutes. Motion.
11 MR. GARCIA-BOU: Second.
12 THE CHAIRPERSON: All in favor.
13 (All aye.)
14 THE CHAIRPERSON: And the others are
15 on the table for next month.
16 Our first application this evening is
17 for Application 15-47, 549 White Plains Road.
18 MR. FINELLI: Good evening, Madam
19 Chairwoman, members of the Board. My name is
20 Michael Finelli. I'm the architect for the
21 project at 549 White Plains Road.
22 We're proposing on an empty parcel of
23 land and a new home. The home, just to make you
24 aware of where the project is taking place,
25 there is an existing brick colonial residence

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1 EASTCHESTER ARB - 9/3/15
2 sitting to the right of our parcel, and the
3 Audi dealership sits immediately to the left.
4 So that just kind of puts it in perspective
Page 3

5 where we are, directly across the street from
6 Eastchester High School.

7 The owner of the lot did receive a
8 variance -- I'm not sure how far back -- to
9 subdivide the property, and he was able to
10 obtain this parcel of land. With that said, he
11 is proposing a home on a 6000 square foot lot,
12 which is legally conforming in an R-6 zone.
13 The house will be just under 2500 square feet
14 total size, just a little over 1200 on the
15 first floor, and just a little, as well, on the
16 second floor.

17 As far as what it will look like,
18 Apple Court sits adjacent to the property, very
19 close, so we actually used those homes as a
20 foundation for the design of the home not only
21 architecturally but also for the floor plan,
22 the size, and how it sits and relates, I guess,
23 to White Plains Road. It is a very strange lot
24 as far as configuration. It's not a
25 rectangular lot in any way. So we are playing

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1 EASTCHESTER ARB - 9/3/15
2 with the roof lines in the back of the house.
3 From the front of the house -- if you
4 just bear with me, I'll turn this around -- the
5 roof lines at the front of the house will look
6 like any other home basically in Eastchester.

7 As you drive down the street, you'll see the
8 left-hand elevation, which is this bottom
9 left-hand drawing here, and if you're passing
10 Audi that's the elevation you'll be looking at,
11 and if you're coming from White Plains the
12 right-hand elevation, which is the right-hand
13 side there.

14 Basically it's very colonial in
15 design. The front is going to have a few
16 gables bumping out to kind of provide some
17 relief. The garage door is set in slightly.
18 We did put a base of stone across the entire
19 base to kind of weight the house, give it more
20 of a traditional feel. We're going to stucco
21 the main body of the house and just go with a
22 very simple architectural asphalt roof up
23 across the top. As I said, there are a few
24 projections. We have a box bay at the first
25 floor to the left-hand side of the entrance and

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1 EASTCHESTER ARB - 9/3/15
2 a double story box bay projection that will
3 happen on the right. Again, that is just to
4 provide a little depth, a little character,
5 some shadow lines to the front of the house.
6 From the rear of the house it gets a
7 little bit interesting simply because the
8 house, again, isn't square. It's kind of set

9 off on an angle. So although an eve line will
10 pick up across the entire back of the house,
11 the roof line itself when it intersects will
12 slightly slope. You won't be able to see it
13 because even at the rear of the house I
14 provided a couple of layered gables, and you
15 could see it in the left-hand elevation as well
16 as the right rear elevation. You can see how I
17 stepped gables in there as well to not only
18 minimize any impacts from that sloped section
19 of roof but also to make it more comfortable
20 and appealing from the rear of the house as
21 well. The reason for that is because we are so
22 close to Stewart Avenue. As you make that turn
23 coming around Stewart Avenue heading towards I
24 believe -- I'm sorry, I don't know the name of
25 the street right there -- right behind Audi

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1 EASTCHESTER ARB - 9/3/15
2 basically, so as you're coming back behind the
3 building if you were to see any of the
4 elevation, I don't want it to just to be a
5 block monolithic volume. So what I did do is
6 break it up in the rear as well by adding some
7 of these layered gables. Also at the first
8 floor providing a simple little shed roof with
9 some stairs projecting out into the yard again
10 just provides relief to very flat plain. I

11 didn't want that. I wanted a little bit more
12 character. We also are taking the stone base
13 all the way around the house. We don't
14 necessarily need to do that, I just think
15 aesthetically it will look better.

16 As far as materials go, we are
17 changing up the material on the chimneys. I
18 wanted to bring another material. Being we
19 have stucco, we have stone, it just made sense
20 to bring in some brick. So the builder who is
21 going to build this actually has quite a few
22 hand molded brick that he would like to use on
23 this project. I have samples. Hand molded
24 brick are gorgeous, so let's use them if we
25 have them. So I would like to incorporate them

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1 EASTCHESTER ARB - 9/3/15
2 on chimneys if we can.
3 If you don't mind, I have a little
4 hand rendering I did quickly just to show you
5 kind of how the materials should look when it's
6 all done. Pretty simple and basic, but I think
7 you get the idea. Your basic slate colored
8 roof. The body of the house is actually called
9 bamboo. This is a sample that I had the
10 contractor make up for us. I actually have
11 some samples if you want to me to show you
12 samples now, or I could answer any questions

13 you might have.

14 THE CHAIRPERSON: Maybe you can prop
15 that color sample up over there to keep the
16 sketch up. That would be helpful.

17 MR. FINELLI: Would you like me to
18 bring these up or you could see them from
19 there?

20 THE CHAIRPERSON: Sure.

21 MR. GARCIA-BOU: The stone.

22 THE CHAIRPERSON: And the brick as
23 well. So the brick will appear on the chimney
24 I see. Is there any other place where the
25 brick is?

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1 EASTCHESTER ARB - 9/3/15

2 MR. FINELLI: No.

3 THE CHAIRPERSON: At the two chimneys,
4 right, both sides?

5 MR. FINELLI: Both sides. Again, it's
6 kind of a nod to the house to the right, which
7 the owner of the parcel actually owns. So it's
8 a nod to the brick colonial that sits to the
9 right kind of bringing that color pallet
10 through. The eve lines line up. We were very
11 cognizant about lining up the eve lines with
12 the house to the right. Unfortunately, we have
13 the Audi dealer on the left, it's a flat roof,
14 a very modern building, and we didn't want to
Page 8

15 incorporate any of that into the house.
16 The stone that we chose, we chose this
17 stone. It doesn't have a name. It's just
18 locally quarried actually. It's gray, it has
19 tan in it, grays and some orange speckles in it
20 as well, which I think are going to look really
21 nice with the stucco, the gray roof, and when
22 it all comes together it's going to be a very
23 nice pallet. Any trim that you see on the
24 house will be white AZEK. We're going to have
25 composite railings. That's about it. White

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1 EASTCHESTER ARB - 9/3/15
2 garage door, white front door.
3 MR. GARCIA-BOU: Steel garage door?
4 MR. FINELLI: Steel garage door.
5 THE CHAIRPERSON: So the property is
6 viewable -- like will the front of the house
7 and the back of the house be viewed somewhere
8 from the different streets there; is that what
9 you were saying before?
10 MR. FINELLI: Only because Stewart
11 Avenue sits right behind. As you're making the
12 turn coming up Stewart it's a one way road.
13 You're looking right at the back of this if you
14 were able to look up and over the existing
15 houses on Stewart and any of the trees and
16 landscaping that's there, you look past it. So

17 the idea again was to do to the back what we
18 did to the front, which was add those layered
19 gables, break down the elevation a little bit
20 and not just make it a monolithic block.
21 Again, the detailing here is very much in
22 keeping consistent with what's happening at
23 Apple Court. We really wanted to use that as
24 our model. It's right there. The house that
25 the owner owns is a colonial. It's a pretty

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1 EASTCHESTER ARB - 9/3/15
2 simple colonial. There is nothing special
3 about it in the sense that architecturally it's
4 just your traditional standard colonial home.
5 So we wanted to do a very similar design here.

6 MR. GARCIA-BOU: Your gutters and
7 litters are white?

8 MR. FINELLI: I'm sorry.

9 MR. GARCIA-BOU: Gutters and litters.

10 MR. FINELLI: Yes.

11 THE CHAIRPERSON: So, anymore
12 questions from the Board, or would you like me
13 to open it up? Anymore questions from the
14 Board, or do you want me to open it up to the
15 public?

16 (No questions.)

17 THE CHAIRPERSON: I would like to make
18 a motion to open up Application 15-47 for the

19 public hearing.

20 MR. GARCIA-BOU: Second.

21 THE CHAIRPERSON: Anyone here from the
22 audience that would like to speak regarding
23 this? Please step up. If you would introduce
24 yourself, your name and address.

25 MR. LAURIELLO: Anthony Lauriello. I

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1 EASTCHESTER ARB - 9/3/15
2 I live at 83 Stewart Avenue. My property is
3 actually here. So the house is going to be
4 right behind me basically. Today is the first
5 time I'm actually seeing this. I received the
6 notice, and I didn't even know they were moving
7 forward with any projects or anything like
8 that.

9 I guess I have a couple of concerns.
10 One is drainage. The way the properties sit is
11 White Plains Road is higher than my property
12 and I sit lower, and I don't know with the
13 house placement how any runoff from the house
14 or just drainage now that land mass coming off
15 the house is now going to either flow down
16 towards my property or my neighbor's property.
17 That's one of my concerns. I don't know what
18 trees they're going to take down. There are
19 some large trees on the property. So I don't
20 know how that fits in with the project. I'm

21 not sure how far back it's going to sit towards
22 my property because if he's building such a
23 high house basically above me, that it may
24 either block airflow or sunlight. I don't know
25 yet how that sort of fits in to the property in

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1 EASTCHESTER ARB - 9/3/15
2 relation to my property basically now looking
3 at the back of the house. I appreciate the
4 architect's plans to make the back interesting
5 because that's nice. You do get to see that
6 area from Stewart Avenue as you are coming
7 around the curve because the placement of the
8 houses are such that there is a gap between my
9 neighbor and myself. So when you're coming
10 around the corner, you really are going to be
11 looking in between our two houses at this
12 house. I don't know how that gets addressed.

13 THE CHAIRPERSON: Let's address the
14 questions that you had. One was drainage.
15 Maybe Mr. Finelli could help us with that.
16 Actually, with both questions.

17 MR. FINELLI: We actually hired Eliot
18 Senor. He's an engineer. He is working on the
19 drainage drawings for this house right now,
20 which we would be bringing to the Planning
21 Board. We also have a landscape architect,
22 Anthony Zaino, who is going to be working with

23 us as well, and he is also preparing a
24 landscape plan.

25 Based on the Westchester County maps

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1 EASTCHESTER ARB - 9/3/15
2 as far as drainage, before I do any design work
3 I want to know exactly how the existing
4 property is sloping. There is about a three
5 foot slope from the front of our property to
6 the back and that's at its worst case. It's
7 more like one and a half, two foot. Mr.
8 Lauriello's property, which is, in fact, behind
9 us right at our property line, about two feet
10 in, does slope off right towards Stewart
11 Avenue. So any drainage that would be going
12 towards the property we would definitely
13 mitigate in some fashion, whether it be a
14 curtain drain at the property line, something
15 to that effect. Any water coming off the
16 building will be captured on the property.
17 100 percent of any runoff has to be held on
18 site. So anything that we're going to be doing
19 will be held on site. So there won't be any
20 addition runoff. That doesn't mean that it
21 couldn't happen in a 500 year storm, but we
22 have to design I believe it's a 50 year storm.
23 So we will be maintaining all that water on our
24 site. So I think by putting in some kind of a

25 curtain drain, it will help to mitigate Mr.

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1 EASTCHESTER ARB - 9/3/15
2 Lauriello's issues with any potential drainage,
3 and I will make it a point to have Mr. Senor
4 address that when he's looking at it.
5 As far as landscaping goes and which
6 trees are coming down, we will obviously have
7 to remove whatever large trees that are in the
8 center of the property where the house is going
9 to go. But we, like everyone else, would like
10 to keep as much landscaping as possible. It's
11 just less expensive than having to come in and
12 put more landscaping in. We will be providing
13 screening specifically across the back. Again,
14 as Mr. Lauriello said and I stated, as you're
15 coming up Stewart Avenue you literally are
16 looking right through the houses that exist
17 right up at the property, and that's why I took
18 a little bit more pain and went to a little bit
19 more length than we had to to do those layered
20 gables to give it a little bit more character
21 and appeal at that specific left-hand side of
22 the rear elevation because you do see it. If
23 you are going to look at it, my name is on it,
24 and I would like it to look somewhat decent.
25 So hopefully that will help to address that.

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1 EASTCHESTER ARB - 9/3/15
2 As far as landscaping any further and
3 drainage as well, we'll definitely be
4 addressing that with the Planning Board. This
5 is my first time meeting Mr. Lauriello tonight.
6 I didn't know he was coming out. So I'll take
7 his name and number as well and I'll forward
8 him some information. Hopefully, we could meet
9 together before the Board and show him what
10 we're planning. If there is anything else,
11 we'll address it hopefully before we get here.

12 MS. UHLE: Mr. Lauriello, not only is
13 he required to have an engineer prepare a storm
14 water management plan for the site, his
15 engineer has to demonstrate there is no
16 increase in runoff from his property for up to
17 a 50 year storm event. We have a consulting
18 engineer review his engineer's plans. I would
19 be happy to have you speak with our consulting
20 engineer as well.

21 With regard to the landscape plan, I
22 do think the landscape plan that Anthony Zai no
23 is preparing if he could show the trees to be
24 removed and trees to remain.

25 MR. FINELLI: Absolutely.

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1 EASTCHESTER ARB - 9/3/15
2 MS. UHLE: The only thing I would like
3 to say about that is often applicants will
4 indicate that trees are proposed to remain, but
5 because of the small lot areas and the impacts
6 of the construction activities it doesn't
7 happen. So make sure he's realistic about what
8 trees are going to have to be removed. Not
9 only will he be showing which trees they are
10 removing and which trees are remaining, he has
11 to do a more substantial landscape plan as
12 well.

13 You also had a question about how far
14 back the house was set?

15 MR. LAURIELLO: Yes.

16 MS. UHLE: It's 25 feet from the rear
17 property line, which is what the law requires,
18 and then it's 31 feet to the ridge height.
19 You're allowed to be 33 feet. They're a little
20 bit lower than what's permitted.

21 MR. FINELLI: We're just shy
22 25.25 feet.

23 MS. UHLE: The ridge is 31.

24 MR. FINELLI: The ridge is 31, yes.
25 So we're a little lower than the adjacent house

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2 to the right, but the eve lines line up right
3 across. Again, they're going to be set at the
4 same height first floor, so it will just kind
5 of carry straight across.
6 THE CHAIRPERSON: Anyone else from the
7 audience here?
8 (No comments.)
9 THE CHAIRPERSON: Anymore comments
10 from the Board?
11 MR. GARCIA-BOU: No.
12 MS. NEMECEK: No.
13 THE CHAIRPERSON: Questions?
14 Comments?
15 (No comments.)
16 THE CHAIRPERSON: I would like to make
17 a motion to close the public hearing for
18 Application 15-47.
19 MR. GARCIA-BOU: Second.
20 THE CHAIRPERSON: All in favor.
21 (All aye.)
22 THE CHAIRPERSON: As far as sending
23 this along to the Planning Board, agreed?
24 So I'm going to make a motion to pass
25 Application 15-47 on to the Planning Board with

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1 EASTCHESTER ARB - 9/3/15
2 a recommendation for approval of course with

3 the landscape plan and whatever. If in the
4 future you have the opportunity -- I know it's
5 not always easy -- you could bring us the
6 landscape plan as well, if you have it, it
7 would be great. I know it's not required.

8 MR. FINELLI: Absolutely.

9 THE CHAIRPERSON: Next up is
10 Application 15-48, 86 Waverly Avenue. Good
11 evening.

12 MR. MAIORANO: Good evening, Board
13 members. My name is Adamo Maiorano from
14 Community Design. I'm here on behalf of the
15 owner, Antonio Marola.

16 Basically what we're proposing is a
17 one and a half story addition to an existing
18 two and a half story dwelling. What's going to
19 be inside this addition is basically like an
20 oversized one car garage, an extension to the
21 family room as well as a small mud room. Where
22 the addition is now is basically the driveway.
23 So it's sitting on an existing impervious
24 surface and we're going up above that.

25 If I could move to the elevation.

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1 EASTCHESTER ARB - 9/3/15
2 Basically the materials for the addition are
3 very consistent with the existing residence.
4 It's mainly white stucco around the perimeter,

5 as well as a small portion of vinyl siding
6 above the garage to create a canopy over the
7 eave over there. The design over the garage is
8 a two foot overhang with the Victorian brackets
9 as well. The soffits are going to be AZEK
10 soffits and the garage door is going to be very
11 similar to what you see here. The roof is also
12 going to be asphalt shingle to match the
13 existing residence as well. Most of the
14 material is going to really match exactly what
15 the existing house is. The reason being for
16 the hip roof on either side, there is a window
17 that you see right here, that the owner is very
18 adamant about not really moving or altering
19 that window because the baby's room is there.
20 They don't really want to affect any type of
21 interruption with her room as far as the
22 addition goes. I think it kind of adds a
23 little complexity to the simple box of the
24 house. That's basically about it.

25 THE CHAIRPERSON: I notice on A-3 you

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1 EASTCHESTER ARB - 9/3/15
2 had the street-scape. Can you also show that
3 to the audience. I think that's a nice plan.

4
5 MR. MAIORANO: What I want to bring
6 out is that it is very consistent with the

7 houses in the community, because the houses
8 have the garage to the left. It flows very
9 nicely with the street-scape.

10 THE CHAIRPERSON: That kind of really
11 shows that it kind of fits in.

12 MR. MAIORANO: Exactly, yes. It is
13 kind of an oversized lot. So it seems a bit
14 wider than the houses, but it's a bigger lot
15 than what is required.

16 THE CHAIRPERSON: And the garage door,
17 that is kind of a --

18 MR. MAIORANO: That's basically the
19 look of it. It's a white door so it's a metal
20 with like a composite overlay so it has the
21 wood grain texture to it. You can't really
22 notice from the street if it is wood or not.
23 It's a barn kind of style door.

24 MR. GARCIA-BOU: Are you redoing the
25 whole house with the stucco or you're doing

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1 EASTCHESTER ARB - 9/3/15

2 just the garage part?

3 MR. MAIORANO: Just the garage part.

4 MR. GARCIA-BOU: Just the garage is
5 new stucco to match existing?

6 MR. MAIORANO: It's a basic white, so
7 the only way to match it is the white stucco.
8 The sides are stucco but the front is painted

9 white brick. So that's hard to kind of match
10 that.

11 THE CHAIRPERSON: So that front is
12 white brick painted?

13 MR. MAIORANO: It's like a -- it's
14 white brick. It's painted white brick, yes.
15 The rear of the house and the sides are white
16 stucco. Maybe the pictures of the house are
17 better to see. It might be tough with the
18 trees in the front.

19 MR. GARCIA-BOU: Are you matching the
20 roof also?

21 MR. MAIORANO: Exactly. The shingles
22 will be the same as the roof.

23 THE CHAIRPERSON: Any questions from
24 the Board?

25 (No questions.)

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1 EASTCHESTER ARB - 9/3/15

2 THE CHAIRPERSON: Make a motion to
3 open Application 15-48 to the public hearing.
4 Is there anyone here?

5 MR. GARCIA-BOU: Second.

6 THE CHAIRPERSON: I'm sorry. All in
7 favor.

8 (All aye.)

9 THE CHAIRPERSON: Is there anyone here
10 regarding this application? No. I make a

11 motion to close the public hearing.

12 MR. GARCIA-BOU: Second.

13 THE CHAIRPERSON: All in favor.

14 (All aye.)

15 THE CHAIRPERSON: Any other comments
16 from the Board on this application.

17 (No comments.)

18 THE CHAIRPERSON: Then we'll make a
19 motion to send this application on to the
20 Planning Board with a suggestion of approval.
21 I think that's it. There were no other
22 comments. Thank you very much. Have a good
23 night.

24 MR. MAIORANO: Thank you very much.

25 THE CHAIRPERSON: I appreciate that

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1 EASTCHESTER ARB - 9/3/15
2 street-scape. I think just on an addition I'm
3 not sure if it's required, but it's much
4 appreciated because it really helps.

5 Next up, Application 15-51, Scarsdale
6 Animal Hospital. Welcome.

7

8 MS. SHUSTER: Hello. Good evening.
9 My name is Anna Shuster. I represent Scarsdale
10 Animal Hospital, and I here would like to
11 present my project, a mural on our building,
12 the front of our building.

13 On the top, you can see current view
14 of the building on the bottom. That's the
15 painting I would like to present.

16 THE CHAIRPERSON: The proposed
17 sketches here, part is black and white and part
18 kind of goes into color; is that the way it's
19 proposed to be?

20 MS. SHUSTER: No. It's actually going
21 to be all in color. The work was done as a
22 sketch and then we colored it to sort of give a
23 preview how it's going to look on the wall.

24 MS. UHLE: I think the idea was Anna
25 came up with the ideas and her associates came

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1 EASTCHESTER ARB - 9/3/15
2 up with the ideas for the design concept, but
3 before they detailed it out much further they
4 wanted to run by the concept with you first.
5 So these are the concepts for the sketches that
6 they would like to have murals on the walls and
7 then some of the other samples here are other
8 work by the artist that would be doing the
9 final presentation.

10 MR. GARCIA-BOU: That would be these;
11 right?

12 MS. UHLE: These aren't proposed as
13 the murals but this is just showing the work of
14 the artist. The black and white partially

15 colored sketches that you see are the actual
16 images that are proposed.

17 MS. SHUSTER: Yes. I would like
18 everybody to be able to see the work of the
19 artist. We are trying to maintain a more
20 realistic look, basically add to the beauty of
21 the neighborhood that we are located. I've
22 seen this work in person. It's a very high
23 quality, very respectable work. I really enjoy
24 it. That's how I fell in love with it. I saw
25 it on the street, and I loved it. So I would

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1 EASTCHESTER ARB - 9/3/15
2 I like to bring the same feeling to the place
3 where we work to create peaceful environment.
4 We are an animal hospital. We would like to --
5 well, if you don't mind, I will get back to our
6 design. It's basically -- well, we all go to
7 doctors. We all get nervous. My kids get
8 nervous -- used to get nervous when they went
9 to their first doctor. Then we found this
10 wonderful doctor and everything about it, even
11 the place is very friendly, and my kids are no
12 longer afraid to go there. They can't wait. I
13 guess now that I have an opportunity to make
14 some decisions about where I work, I would like
15 for people to feel the love that we have for
16 their family members, how we feel that we

17 should be part of the environment, we should
18 nurture it, we should take care of it. We take
19 a lot back because they make us feel safe and
20 happy.

21 MR. GARCIA-BOU: The material that is
22 painted that's being used --

23 MS. SHUSTER: It's a latex paint.
24 It's very durable.

25 MR. GARCIA-BOU: How is it being

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1 EASTCHESTER ARB - 9/3/15
2 finished after it's done? Is it going to have
3 a protective coating on it?

4 MS. SHUSTER: If you don't mind, I
5 would like to introduce the owner of the
6 company that I'm inviting to do this project.
7 Her name is Sally, and the company is Painted
8 Pieces. She would be able to provide better
9 answers, if that's okay?

10 SALLY: Hi. My name is Sally. The
11 name of my company is Painted Pieces, an art
12 and design studio located on Long Island. I
13 was lucky enough to have met with Anna when she
14 had seen some of our work actually in Queens.
15 I don't do the painting. It would be really
16 scary if I did. The quality of our work -- I
17 don't know if you're able to see it very
18 clearly -- the quality of our work is very

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good.
Our plan on the Scarsdale Animal Hospital is to do a very large wall depicting what Anna has asked me to come up with as far as design and on the very left side up top it would just be trees and birds. The rendering that you're looking at on the left is partially

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EASTCHESTER ARB - 9/3/15
colored. The whole thing will be a colored mural looking realistic.
The paints that are used are exterior latex paints. There is no clear coat on it. We don't feel it's necessary. My company is in business 30 years, so we know what kind of paints and how to make this last. It will be bright and colorful, attractive, keeping in line with the beautiful neighborhood.
I don't know what else you will like me to tell you other than we would like to do the mural and make the neighborhood prettier than it is or as pretty as.
MR. GARCIA-BOU: I have a question. This is what you're proposing on there or there is more to this?
SALLY: That's is what we're proposing on the left side of the building. Just up top, not on the bottom.

21 MR. GARCIA-BOU: Nothing on the
22 bottom?

23 SALLY: Nothing on the bottom.

24 MR. GARCIA-BOU: All this will be
25 color up here?

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1 EASTCHESTER ARB - 9/3/15

2 SALLY: All of it will be color.
3 Right now the building is white. Anna and I
4 have not discussed whether the building would
5 be painted light blue or we would just keep the
6 entire building white as it is and then we
7 would just put the art work on top of the white
8 or if the building was going to be painted
9 blue.

10 THE CHAIRPERSON: Excuse me one
11 moment. I'm sorry, if you're in the audience
12 and you need to speak, would you please go
13 outside in the hallway because it's kind of
14 disturbing. No problem.

15 SALLY: Our plan for the building,
16 which we didn't know at the time, the middle
17 sketch on the bottom where the tree is, the
18 tree would come up to the very top of the
19 soffit and would continue across to the left so
20 there is cohesiveness to the left and to the
21 right.

22 The sketch on the very bottom, the art

23 work on the very bottom was what was done at
24 another animal hospital. I do have numerous
25 photos with me of other projects that were

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1 EASTCHESTER ARB - 9/3/15

2 done.

3 MR. GARCIA-BOU: How are you
4 maintaining the artwork during the course of
5 the year, maintaining it?

6 SALLY: In my company, my building was
7 painted 14 years ago and it's still fine. It
8 does have a gradual fade over years. Nothing I
9 don't really think is forever. Again, my
10 building is painted 14 years ago. I have
11 buildings that we've done more than 25 years
12 ago that are still fine. They're not as bright
13 as they used to be. It's an exterior latex
14 paint. We don't recommend a clear coat on.
15 Every so often through the years somebody might
16 graffiti a building. Fortunately, I feel, and
17 I could kind of testify to this, that when we
18 do artwork on the building, people might
19 graffiti the building where there is no
20 artwork. There is a graffiti protection that
21 could be put on it so that nobody could
22 scribble on it, but again, in 30 years we've
23 never had that experience.

24 THE CHAIRPERSON: So, Margaret, is

this application here for approval to go ahead

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EASTCHESTER ARB - 9/3/15

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with it or just like for feedback?

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MS. UHLE: Well, it's both. It's like

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any other application. They would have to

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appear before the Planning Board for final

6

approval as well, but it is for your

7

preliminary or your final feedback. Under any

8

circumstances, it will go to the Planning

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Board, but I think they would like any feedback

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that you could give them.

11

THE CHAIRPERSON: Okay. Board

12

members, any comments?

13

MR. LUCA: I had one.

14

THE CHAIRPERSON: Sure.

15

MR. LUCA: Will the murals be lit at

16

night? Any kind of lighting proposal?

17

SALLY: I have no part in that at all.

18

Do you have a future plan to light it?

19

MS. SHUSTER: We have enough parking

20

light. It's going to look very natural.

21

MR. LUCA: But you will see it at

22

nighttime because of the existing lighting?

23

MS. SHUSTER: Yes. We are not going

24

to add any lighting. Whatever is there now,

25

that's going to be it.

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1 EASTCHESTER ARB - 9/3/15

2 SALLY: The plan for the mural is just
3 for it to look realistic. Nothing whimsical or
4 cartoonish.

5 MR. GARCIA-BOU: The area where this
6 is, is there any planting going to happen under
7 there?

8 MS. SHUSTER: Actually, it's part of
9 the parking lot and we have also live bushes
10 along there. It's going to look very natural.
11 That's what we're aiming for.

12 SALLY: Anna is putting up a couple of
13 other pieces of artwork that we've done in some
14 other locations so you could see the quality of
15 what has been done in other places.

16 MS. NEMECEK: Do you think it's
17 possible, since you've been in the business
18 such a long time and you've done this on other
19 buildings, that you could show us photographs
20 of actual buildings with actually murals on
21 them?

22 SALLY: Yes. I have my iPad --

23 MS. NEMECEK: Because it's great to
24 see a representation of your artwork but this
25 is not on a building.

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EASTCHESTER ARB - 9/3/15

SALLY: I have my iPad with me if you would like to see it.

MS. NEMECEK: It would be good if we could all have copies or the town could have a copy so we could look at what it actually looks like on a building.

SALLY: Well, I don't have copies on me. I could certainly forward them to you unless you would like to see them now.

MS. SHUSTER: Do want to see the iPad now?

MS. NEMECEK: Sure.

THE CHAIRPERSON: So this is the one that was on an animal hospital previously? This is the one that was on another animal hospital?

MS. SHUSTER: Yes.

SALLY: I'm going to pass this on to you. If you scroll to the right, you'll just see all the work on other buildings.

THE CHAIRPERSON: That's the one that was done like 14 years ago you said; right?

SALLY: Yes.

THE CHAIRPERSON: Carlos, did you see

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2 any of these?

3 MR. GARCIA-BOU: Yes.

4 THE CHAIRPERSON: I know that these
5 are just sketches, but there is something about
6 the black and white that actually looks really
7 appealing to me and looks -- I don't know --
8 classy in some way. I know that that's not the
9 way you usually do things or like your style of
10 your company, but --

11 SALLY: Generally the sketch is based
12 on a discussion with the client. We have done
13 sketches --

14 MS. UHLE: Could you go back to the
15 microphone? Sorry.

16 SALLY: We certainly could do artwork
17 on a building or anyplace that would look like
18 an old photograph in black and white possibly
19 putting a little bit of color into it.

20 THE CHAIRPERSON: Like a sepia kind of
21 a thing?

22 SALLY: Well, sepia tones so that they
23 are the beige tones or black and white so it's
24 like an old photograph. In both cases we've
25 done it where we've put a little bit of color

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1 EASTCHESTER ARB - 9/3/15

2 in or you just leave it the black and white or
3 the sepia tones.

4 What you're seeing is the rendering
5 that was submitted to you is done in a pencil
6 sketch. What you would be actually seeing on a
7 building is done with paint. So the colors are
8 not going to be -- you know the greens could be
9 like a real tree might be forest green, but it
10 could also be done where the trees are lighter
11 green. It really depends on how you want this
12 to look.

13 THE CHAIRPERSON: Okay. Anyone else
14 have any specific comments on what's presented
15 here?

16 MR. LUCA: I just think that on the
17 center elevation -- that's the building;
18 correct? The center photograph, your mural is
19 going to be on the right side of the door 741;
20 only the right side?

21 THE CHAIRPERSON: It's going to be on
22 the right and the left, and then it's going to
23 kind of continue across the top you said also?

24 SALLY: It would be on the right where
25 the building is a large building from top to

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1 EASTCHESTER ARB - 9/3/15
2 bottom and there are windows that would be set
3 off to the left and then further across --

4 MR. LUCA: What happens with the
5 canopy and the soffit above?

6 THE CHAIRPERSON: I think she
7 mentioned -- where the signage is, is that
8 where you said it would continue or above that?

9 SALLY: No. Our thought was going to
10 be that it would be --

11 MS. SHUSTER: It's actually going to
12 look very natural. Nobody would be able to
13 confuse it with an actual park and walk into
14 it.

15 MR. LUCA: It's not that. I think
16 that on this drawing with the door 741, that's
17 your door into the building?

18 MS. SHUSTER: Yes.

19 THE CHAIRPERSON: Is that the main
20 door to the building where the 741 is?

21 MS. SHUSTER: That's the door which
22 clients walk in. This door is for the clients
23 and this is for actual staff and sometimes
24 people want to go from the back door.

25 THE CHAIRPERSON: Okay.

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1 EASTCHESTER ARB - 9/3/15

2 MR. LUCA: What I'm trying to say is
3 on this drawing on the opposite side of the
4 door is the mural going to continue as well?
5 It's kind of hard to realize from this drawing.

6 MS. UHLE: But again, they sort of
7 wanted to get your preliminary feedback. If

8 you're saying you need to see the entire
9 building elevation with how it's all connected
10 if you will even entertain the murals, then
11 that's something they could come back with.

12 MS. SHUSTER: This is a projection. I
13 tried to pencil it in. Right here. May I
14 approach?

15 THE CHAIRPERSON: Sure. Yes.

16 MS. SHUSTER: Right here I could
17 pencil it in a little more and extend it
18 forward and only trees and nothing else will be
19 added.

20 MR. LUCA: Over the door and side of
21 the door as well.

22 MS. SHUSTER: Yes.

23 MR. LUCA: I think it needs to do
24 that. That's what I'm trying to say. Right
25 now it look like it just stops.

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1 EASTCHESTER ARB - 9/3/15

2 MS. SHUSTER: I could pencil it in
3 right now.

4 SALLY: Originally when we had
5 discussed doing this, we were just going to do
6 the right and top left, and then Anna asked
7 recently could we continue up on the soffit,
8 which that wouldn't have been a problem, and if
9 you would like it around the door that's not a

10 problem either. I agree with it.

11 MR. LUCA: I think it would help you
12 if you had an elevation of the entire front
13 with the canopy that says "hospital" on it and
14 you show --

15 MS. NEMECEK: And the windows. So we
16 could see how it fits the entire building.

17 MR. LUCA: How it fades over the
18 windows, how it fades over the doors, like kind
19 of continues.

20 SALLY: My company's plan was not to
21 do anything on the windows.

22 MR. LUCA: I just saying so it kind of
23 looks like one.

24 THE CHAIRPERSON: To see the entire
25 facade with how this fits on it and where it is

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1 EASTCHESTER ARB - 9/3/15

2 and where it isn't.

3 SALLY: My question is: On either
4 side of the lettering, would you like to see
5 artwork over there too on either side of the
6 lettering? I think the lettering should stand
7 off by itself.

8 THE CHAIRPERSON: I think so to. I
9 don't think there would be a place to start and
10 stop it. I think that that band should be left
11 alone.

12 SALLY: I think that should stay
13 clean.

14 MS. UHLE: By lettering you mean the
15 signage?

16 THE CHAIRPERSON: Yes.

17 SALLY: My thought was we were not
18 going to do anything on that area where the
19 signage is.

20 MR. LUCA: I think that's why an
21 overall elevation helps you because right now
22 we're trying to figure out where it stops and
23 starts.

24 SALLY: A rendering of the whole
25 building could certainly be submitted. We can

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1 EASTCHESTER ARB - 9/3/15
2 do a rendering of the entire thing.

3 MS. NEMECEK: I think we need that
4 information before.

5 THE CHAIRPERSON: We don't want you to
6 do the windows. What we mean is just that we
7 see everything, the entire facade, in your
8 sketch, in your presentation.

9 MS. SHUSTER: (Inaudible) take a
10 photo. I really tried.

11 THE CHAIRPERSON: Not a photo.

12 MS. UHLE: More of a full elevation, a
13 rendered elevation based on the facade of the

14 building showing exactly how everything ties
15 together.

16 SALLY: So would it be best if my
17 company did a pencil sketch of the actual
18 building and then showed you where the artwork
19 was rather than taking a photo and putting our
20 artwork on top of the photo?

21 MS. UHLE: Well, I think you could do
22 it either way. There are lots of opportunity
23 for 3D renderings and computer generated
24 elevations or I think you could do just like an
25 old fashioned architectural elevation that

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1 EASTCHESTER ARB - 9/3/15
2 showed it. I think what they're saying is they
3 want to see how it all ties together.

4 SALLY: We'll take care of it. That's
5 not a problem.

6 MS. UHLE: Do you have any other
7 comments? Is that what you want them to come
8 back showing it more complete?

9 THE CHAIRPERSON: Yes, more complete.

10 SALLY: At another meeting is what
11 you're requesting?

12 MS. UHLE: Yes. So it would be coming
13 back in October to this Board sort of
14 progressing on what you've showed us but now
15 showing it in more context.

16 SALLY: I'm just curious, after we do
17 this and then assuming it's the right thing
18 that you need and this goes to another step,
19 would this be done in the time frame before
20 it's too cold to paint?

21 MS. UHLE: Possibly. If it comes back
22 to the Architectural Review Board in October,
23 then it would be going to the Planning Board at
24 the end of October. Usually for things like
25 this the Planning Board defers to the

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1 EASTCHESTER ARB - 9/3/15
2 Architectural Review Board with regard to
3 aesthetic issues like this. So unfortunately
4 the Architectural Review Board doesn't have the
5 approval authority. It's really the Planning
6 Board that approves these. So I think if the
7 Architectural Review Board is satisfied in
8 October, then you're likely to get an approval
9 by the Planning Board in October, but it would
10 be the end of October.

11 SALLY: And there would be no way to
12 get this to you sooner than that so this could
13 go to the Planning Board sooner.

14 MS. UHLE: It has to be in a public
15 forum like this.

16 SALLY: Okay.

17 MR. LUCA: What kind of time frame is
Page 39

18 it to do the mural, the actual work?

19 SALLY: Well, the actual work probably
20 would take -- I send a couple of people and
21 it's about a week.

22 MR. LUCA: You could paint -- the
23 whole month of November is not going to be less
24 than 50 --

25 SALLY: We try not to paint when it's

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1 EASTCHESTER ARB - 9/3/15

2 less than 48 degrees. You want to make sure
3 the paint is the right temperature to paint it.
4 We do holiday windows in November, but it's a
5 different situation. That's not a window.
6 We'll find out what the weather is like.

7 THE CHAIRPERSON: I would also like to
8 make a motion to open Application 15-51 to the
9 public hearing. If there is anyone here from
10 the audience that would like to speak to that.

11 (No comments.)

12 THE CHAIRPERSON: Then maybe we'll
13 keep it open for the next meeting this way if
14 there is anyone at home who would like to come
15 and comment they can at the next meeting, the
16 October meeting.

17 SALLY: Thank you.

18 THE CHAIRPERSON: Thank you. We'll
19 see you in October.

20 Next up Application 15-50, 70 Lake
21 Shore Drive.

22 MR. BENZING: Good evening. My name
23 is Andreas Benzing. I'm an architect in the
24 city specializing in high performance building
25 designs, and I represent the owner at today's

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1 EASTCHESTER ARB - 9/3/15
2 meeting.

3 The building is located at 60 Lake
4 Shore Drive directly on reservoir one. The
5 building is located in an R-15 zoning district
6 and we would propose to reutilize the existing
7 basement floor. We would add roughly
8 25 percent of the existing gross floor area, so
9 we would go from 3,000 to 4,000 square footage,
10 and raise the existing garage level to the
11 existing first floor level. So therefore,
12 eliminating the split level design to make it
13 more comfortable for the occupants and make it
14 easier or more comfortable to drive into the
15 garage so we don't have a down slope of the
16 driveway.

17 On the street facade, which is our
18 north facing facade, we would like to keep the
19 building at a lower elevation to make it
20 basically a one and a half story building
21 garage and attic above, use like an open or

22 covered porch on the right side with kind of an
23 accentuated entrance and the motive of the
24 gable roof repeated on the entrance roof. We
25 propose like a traditional board and batten

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1 EASTCHESTER ARB - 9/3/15
2 style siding. We would like to keep the trim
3 and the siding in a classic white color and
4 accentuate the windows itself with a dark black
5 frame and sash and use kind of a more warm
6 color shingle roof like in an autumn brown
7 color. I have samples here.

8 So the left is a rendering of the
9 north facade view from the street and on the
10 left is kind of -- it's not the building, of
11 course, it's a building we use as a design goal
12 or as a design example, and it has also the
13 board and batten style wide siding and the dark
14 window accentuating the siding.

15 We will design the building to the
16 standards to a low energy building. We
17 achieved about 50 percent reduction compared to
18 the existing current energy code. And we will
19 do so by wrapping the building with additional
20 insulation, by making the building very
21 airtight, almost 10 times more airtight than a
22 new construction usually, using triple pane
23 high efficient windows and using heat recovery

24 insulation system which brings fresh air into
25 the building but doesn't do so by just

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1 EASTCHESTER ARB - 9/3/15
2 exhausting it but recovers heat and cool inside
3 the building.

4 I have samples with me if you want to
5 see samples.

6 THE CHAIRPERSON: Yes, please.

7 MR. BENZING: Those are the Hardie
8 Board panel. We have like a two foot spacing
9 to make it more smooth, and we use AZEK as the
10 trim. So the roof we were thinking about
11 something like an autumn brown.

12 MS. NEMECEK: A warmer color.

13 MR. BENZING: This is the sample.

14 THE CHAIRPERSON: You said the trim is
15 dark?

16 MR. BENZING: The trim is white and
17 would be smooth AZEK similar to the rendering.

18 THE CHAIRPERSON: I'm confused. You
19 said the brown part; was it just for the roof?

20 MR. BENZING: Just for the roof, yes.

21 THE CHAIRPERSON: And nothing around
22 the windows; the windows are all white?

23 MR. BENZING: White. It's a very
24 classic white building.

25 THE CHAIRPERSON: Okay.

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EASTCHESTER ARB - 9/3/15

MR. GARCIA-BOU: Where are you using the other material underneath there?

MR. BENZING: That's AZEK most likely for underneath the porch. The color of the windows is black.

THE CHAIRPERSON: Black frame.

MS. NEMECEK: And the garage doors, will they have the glass like your example has?

MR. BENZING: Right. So the garage door will be -- has the division is white, most likely fiberglass.

MR. GARCIA-BOU: Your vertical siding and on your uprights, what is the reveal; how much reveal are we talking about?

THE CHAIRPERSON: The depth.

MR. BENZING: That comes in three quarter, so it's two and a half. We thought it's a good dimension because it's spaced at two feet. It gives it depth and shadow.

THE CHAIRPERSON: So at the two foot seems that goes on top?

MR. BENZING: It goes on top and over the joints.

MS. UHLE: Andreas, can you go back to

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1 EASTCHESTER ARB - 9/3/15
2 the microphone, because we have a stenographer.
3 MR. BENZING: I'm sorry.
4 MS. UHLE: That's okay.
5 MR. GARCIA-BOU: Your glass railing,
6 the glass panels, are they clear panels?
7 MR. BENZING: Yes. Clear panels, yes.
8 THE CHAIRPERSON: So the addition is
9 really out the back then?
10 MR. BENZING: Yes. So the footprint
11 is the basement, the existing footprint, and we
12 extend the first floor out into the rear yard.
13 We bring the garden or the lake into the
14 basement. It flows into the building.
15 THE CHAIRPERSON: And then when the
16 garage is lifted, the space underneath becomes
17 basement or?
18 MR. BENZING: No, it's filled.
19 THE CHAIRPERSON: Filled in?
20 MR. BENZING: Yes, filled in.
21 THE CHAIRPERSON: Any other questions
22 from the Board? I mean, we could have more
23 questions later.
24 (No questions.)
25 THE CHAIRPERSON: I'm going to open

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1 EASTCHESTER ARB - 9/3/15
2 the public hearing. Make a motion to open
3 Application 15-50 for the public hearing.
4 MR. GARCIA-BOU: Second.
5 THE CHAIRPERSON: All in favor.
6 (All aye.)
7 THE CHAIRPERSON: Is there anyone here
8 that would like to -- welcome.
9 DR. LIEBOWITZ: Hi. I'm Dr.
10 Liebowitz. I have a house -- I don't live
11 there yet -- 72 Lake Shore Drive to the left.
12 THE CHAIRPERSON: Okay.
13 DR. LIEBOWITZ: So I heard a question
14 earlier today that made me ask my question: By
15 raising the garage and the driveway to the
16 garage, are we sure that it's not going to
17 flood my side where I have the driveway going
18 down like most of the other driveways?
19 MS. UHLE: They also are required to
20 prepare a storm water management plan that will
21 be reviewed by our engineering consultants as
22 well. They're not allowed to increase any
23 runoff onto anybody else's property.
24 THE CHAIRPERSON: I see already on C-1
25 the CULTECs are there. Is that something

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1 EASTCHESTER ARB - 9/3/15

2 that's not there now; right?

3 MR. BENZING: No, that's new. We will
4 install, I think, 14 CULTECs there. Actually,
5 I think Hudson Engineers designed draining and
6 runoff, and we actually capture the runoff from
7 the driveway which gets into the CULTECs.
8 Actually, we take off runoff from the existing
9 conditions compared to existing conditions.

10 THE CHAIRPERSON: So it's already an
11 improvement basically, which is what you're
12 saying?

13 MR. BENZING: It is a improvement.

14 THE CHAIRPERSON: There are already
15 things in the proposal that weren't there
16 before. So already you have some more storm
17 management in place -- will be in place.
18 Proposed.

19 MR. GARCIA-BOU: Your windows, what
20 kind of windows are they; they are white, wood,
21 what are they?

22 THE CHAIRPERSON: The windows I think
23 are the blackish color; right?

24 MR. BENZING: Yes. The windows we
25 would like to have Anders (Ph.) black. It's

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1 EASTCHESTER ARB - 9/3/15
2 basically a black. It's not 100 percent black,
3 but it's a very dark gray. We don't want

4 everything in white so we want to have that
5 window different shade from the white wall.
6 It's very classic.

7 MS. NEMECEK: What makes your example
8 house so appealing are the windows on the
9 right. Your proposed house I feel the windows
10 in the front of the house to the right of the
11 front door are a little bit small in scale. I
12 understand from the floor plan that's the mud
13 room, but could you made those windows a little
14 bit bigger? They look kind of tiny and you'll
15 have tiny little windows in the garage and a
16 small window above. They just seem like a
17 series of tiny windows.

18 MR. BENZING: They could be made
19 wider. I mean, we are -- because we have the
20 mudroom on that wall so there's countertops, so
21 we have to be above that countertop. So we are
22 limited with the top. So we could make it
23 square.

24 MS. NEMECEK: Wider?

25 MR. BENZING: We did make it square.

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1 EASTCHESTER ARB - 9/3/15
2 I, personally, didn't like it. I like it more
3 if it's a standard window size, but it could be
4 make square.

5 MS. NEMECEK: The back of the house is

6 full of windows, which is great because you're
7 going to have a great view, but in the front it
8 just looks a little closed off. It doesn't
9 look as open as your example house.

10 MR. BENZING: Yeah, I mean, it could
11 be made square, I think. I mean, it's probably
12 10 inch per window more wider than the
13 basement.

14 MS. UHLE: Are you talking about the
15 windows to the right of the door on the first
16 floor?

17 MS. NEMECEK: Yes.

18 MS. UHLE: You're suggesting that
19 those be wider?

20 MS. NEMECEK: Wider.

21 MR. LUCA: Only the front windows have
22 a grill pattern, nothing else?

23 MR. BENZING: Right. So the basic
24 idea of the building is that you open it
25 towards the south, which in our case the lake

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1 EASTCHESTER ARB - 9/3/15
2 view of course, to gain the solar heat. The
3 building basically heats itself by solar gains
4 and internal gains. So it's designed to have
5 only 18,000 BTU per hour heating load. So it's
6 very minimal. It's 10 percent of a regular
7 building. The design idea is that you open it

8 towards the south for the heating but try to
9 avoid too much opening on the sides east and
10 west and north.

11 MR. LUCA: That's the north facing
12 elevation?

13 MR. BENZING: That's north.

14 MS. NEMECEK: Is there any lighting
15 proposed for this?

16 MR. BENZING: Yes. So we would like
17 to propose similar lighting fixtures. I have
18 cut sheets over there. It's a dark bronze
19 color. So you can see a little bit of light,
20 it gives it like an ambient next to the garage
21 doors and on the side door to give it a little
22 bit of light from the street.

23 MS. UHLE: You have the catalogue cut
24 sheets.

25 MS. NEMECEK: Okay.

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1 EASTCHESTER ARB - 9/3/15

2 MR. GARCIA-BOU: On your plans A2
3 right-hand corner, aluminum lites to remain on
4 fenestration; what are those lines there? What
5 are these? What does this represent?

6 MR. BENZING: (Inaudible.)

7 MR. GARCIA-BOU: What material is
8 that; what are you using for that?

9 MR. BENZING: AZEK.

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MR. GARCIA-BOU: Okay.

MS. UHLE: You opened the public hearing, so I guess you want to see if anyone else has any comments.

THE CHAIRPERSON: Is there anyone here that has any comments from the neighborhood, anyone else?

(No comments.)

THE CHAIRPERSON: So I make a motion to close the public hearing for Application 15-50.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anymore comments from the Board?

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EASTCHESTER ARB - 9/3/15

MS. NEMECEK: I see a landscape plan for the lake. Do you have anything for the front of the house proposed, a landscape plan for the front?

MR. BENZING: We don't have a landscape plan for the front, but I think we were required to have the lake and landscaping designs, yes.

MS. UHLE: The landscape plan was prepared as part of a previous approval for the

12 same applicant but there was a different style
13 house proposed at the time. The Planning Board
14 requires that there be a landscape buffer
15 adjacent to the waterfront to address potential
16 water quality issues. So that was already
17 reviewed by our landscape architect and
18 environmental consultant a couple of years ago.
19 So they just resubmitted that landscape plan.

20 MR. LUCA: May I ask one question?

21 MS. UHLE: Sure.

22 MR. LUCA: I'm not sure who this deals
23 with. Regarding grades, proposed grades and
24 averaging the grades, how do you go about
25 averaging the grade?

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1 EASTCHESTER ARB - 9/3/15

2 MS. UHLE: We take the existing or
3 proposed elevation at each of the four building
4 corners --

5 MR. LUCA: Just the corners?

6 MS. UHLE: Just the corners. Just the
7 corners. If you have an irregularly shaped
8 footprint, you may add an additional -- this
9 one would likely be just the four corners, and
10 then you average those and that establishes
11 your baseline.

12 MR. LUCA: All right, because the more
13 breaks you take that number will change.

14 MS. UHLE: The law is very clear that
15 you take them at the four principal corners, or
16 if you have an irregularly shaped footprint,
17 then it's at the discretion of the building
18 inspector in terms of the -- you know,
19 sometimes you have an L shaped footprint or
20 something like that so you may end up with six
21 or eight corners, but we typically just for a
22 rectangular or square footprint it's just the
23 four principal corners of the building.

24 MR. LUCA: Obviously on the water side
25 the house is taller than the 33 feet.

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1 EASTCHESTER ARB - 9/3/15

2 MS. UHLE: That's true of all of the
3 new properties on Lake Shore Drive. But again,
4 it is based on an average so a lot of these
5 homes have pretty low elevations from the
6 street but pretty high elevations from the
7 water side.

8 MR. LUCA: All right.

9 THE CHAIRPERSON: Just because of the
10 pitch of the property.

11 Other than the fenestration on the
12 front facade, any other comments or
13 recommendations for the applicant?

14 (No comments.)

15 THE CHAIRPERSON: Again, we recommend

16 Application 15-50 be sent along to the Planning
17 Board with a recommendation to approve.

18 MR. BENZING: Thank you so much.

19 MS. UHLE: A recommendation to approve
20 as proposed, however, consider widening those
21 windows to the right of the door.

22 THE CHAIRPERSON: Yes. Thank you.
23 Good evening.

24 APPLICANT: We're here for the Country
25 Market site. It's a revitalization of the

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1 EASTCHESTER ARB - 9/3/15
2 shopping center as it is now. I know it's been
3 before the Board before. Basically what we are
4 preparing to do is to take the masonry building
5 that you see here -- we will be taking the
6 masonry building, we're going to re-point the
7 masonry, we'll be basically furling out and
8 then applying a stucco finish to the outside.
9 There will be a stone skirt that basically runs
10 around the entire building. We are preparing
11 to create, as you can see from -- let me open
12 up one of these -- as you can see, there's the
13 bank, HSBC, we will be creating a standing seam
14 roof which comes across the entire space. We
15 are creating new parapet walls that will go up
16 and hide a good portion of the mechanical
17 systems that are on the roof at the moment. We

18 are preparing to also create these two towers
19 plus the arch, as you've seen before. There
20 will be a covered walkway around the entire
21 building so that when the patrons come out they
22 will be covered before they reach their cars.
23 There will also be LED down lights underneath
24 this particular area.

25 On the back of the building, which is

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1 EASTCHESTER ARB - 9/3/15
2 also part of the front of the building, we also
3 continue the entire structure around. We
4 basically will be still bringing the parapets
5 up. We will still be working with the standing
6 seam roof, bringing around all of the stone
7 across, and at the moment in the rear of the
8 building, as you know, there is a good portion
9 of deliveries and also refuse storage that goes
10 on back there. I know that was in the past one
11 of the previous version we had gotten approvals
12 to do just about everything that you see here
13 right now, we have not really changed
14 everything, except for how we are working with
15 the deliveries, with the garbage, with the
16 recycling, and all of the pallets and devices
17 that go on trying to keep a normal food store
18 working. I mean, in most cases like within a
19 good portion of the other shopping centers in

20 town, the Walgreen's, they have a rear of the
21 building that people don't necessarily use as
22 an entrance. This one happens to be an
23 entrance back towards a residential area. So
24 what we've done -- and let me go to a plan for
25 a moment -- the back of the building currently

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1 EASTCHESTER ARB - 9/3/15
2 where the existing entrance is, the existing
3 entrance at the moment is right over here.
4 Right now there is a recycling area over here
5 and the garbage area is here. What we've
6 proposed in our renderings and we're showing
7 you is we will be building a masonry wall and
8 creating a small alleyway in the back. We will
9 also be enclosing the walk-in cooler, we'll be
10 enclosing the recycling area, and enclosing the
11 accessories that go along with some of the
12 pallet deliveries. Now, when people use
13 recycling, they have to keep on emptying out
14 that recycling bin. That's the thing. They
15 come in, they buy many bottles everything from
16 there, and they're required to have this
17 recycling area. Three, four times, sometimes
18 five times a day they have to empty those out.
19 What we've done by creating this small area
20 back here, they will be bringing those
21 recycling areas to here, which is a lot of the

22 tubs and objects that you see outside there
23 now. So We've tried to organize everything,
24 number one, to keep it a little bit away from
25 the front entrance to make it more obviously

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1 EASTCHESTER ARB - 9/3/15

2 appealing and public accessible. The other
3 thing, it still has to be close enough to the
4 door that people don't start to walk all the
5 way over to the other areas that deliveries
6 during the day can occur. They can occur both
7 on the side of the building where there is a
8 loading area, and they also sometimes take
9 deliveries to the conveyor that goes down into
10 the basement.

11 So this area is kind of a mix, but
12 with the renderings and hopefully you could see
13 is what we've tried to do is this door would be
14 open during the day because it would have the
15 recycling bins inside of it. This door would
16 store most of the pallets and things that they
17 use for the deliveries. This is now their
18 walk-in cooler. Then we've enclosed for all
19 five areas, we have the three that are current
20 for the containers for Country Market, we have
21 one that's for the dry cleaner and one for the
22 bank, so we've enclosed all of the different
23 containers within this system. We put bollards

24 up so that if they do hit anything they won't
25 knock down the fences. We also are using a

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1 EASTCHESTER ARB - 9/3/15
2 painted metal gate so they're on very strong
3 hinges normally used for a commercial use like
4 this where the truck will basically pull up to
5 it, the front loader, and it could easily fit
6 within here, the doors they have to get out,
7 they pull up the pin, they open the doors,
8 could easily top load, bring it up, and then
9 they close the door. There also is a water
10 spigot for any kind of power spraying, power
11 washing and trying to keep the place clean.

12 I mean, we also have obviously -- not
13 obviously -- but we have gone through the new
14 landscape plan that we had approved at one
15 time. This is the landscaping plan that
16 basically has been -- it's in the area that we
17 have that can be planted. It's on the corner.
18 The plants that are in the rendering at the
19 moment do try to get the angle you will see a
20 taller tree or a couple of the smaller trees
21 that are there, but they do represent a good
22 portion of the type of planting that will be
23 within that particular small planting area.

24 During this application, we're
25 proposing to resurface -- not resurface but

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1 EASTCHESTER ARB - 9/3/15
2 reseal the entire parking area. We also are
3 breaking up all of the sidewalks and creating
4 new sidewalks and curbs throughout the area as
5 well. We'll be patching and repairing most of
6 the other curbs or some of the other areas but
7 away from the front of the building, which
8 would be along here, all along these areas here
9 wherever there are curbs, and we are also
10 putting in new bumpers. So we're to basically,
11 as I said, refresh.

12 MR. LUCA: Is the market closing for a
13 certain amount of period? Is it closing for a
14 certain amount of period, the market?

15 APPLICANT: No. This will all be
16 going on while -- it's a normal practice. You
17 basically set up scaffolding. You always
18 project the patrons. They will be closing off
19 certain areas at a time while they're doing it.
20 You can't stucco an entire building at once.
21 It won't become an entire --

22 MR. LUCA: Another question: That
23 area you're creating for the recycling in the
24 back where you're building a wall, is that
25 locked at a certain point?

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1 EASTCHESTER ARB - 9/3/15
2 APPLICANT: It's all block.
3 MR. LUCA: No, locked up I mean.
4 APPLICANT: I'm sorry.
5 MR. LUCA: Locked. Can somebody go
6 back there in the middle of the night and hang
7 out?
8 APPLICANT: Back in that little area
9 there?
10 MR. LUCA: There is another space
11 behind that space.
12 APPLICANT: There's a sliding locked
13 door.
14 MR. LUCA: It locks?
15 APPLICANT: Yes.
16 MR. GARCIA-BOU: On the rendering I
17 notice you don't show your vertical and
18 horizontal joints. Do you have that?
19 APPLICANT: Yes, we do. We have those
20 in the drawings currently. We could only do so
21 much with the renderings.
22 MR. GARCIA-BOU: I just wanted to make
23 sure of that.
24 APPLICANT: No, we don't want it to
25 crack. By not having it crack the original

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1 EASTCHESTER ARB - 9/3/15
2 process was that we were going to apply that to
3 the original brick. Going there we feel we
4 have to repoint the entire surface. They want
5 to basically do this right so the building
6 could last in your town for a long period of
7 time and doesn't create any problems for the
8 architect, cracking.

9 MR. GARCIA-BOU: It breaks up the mass
10 of the color you have there, that's why I was
11 looking for the joints.

12 APPLICANT: Yes, we definitely have
13 the correct amount specified, expansion joints
14 and everything.

15 THE CHAIRPERSON: In the L1 that you
16 just handed us, I know this is really for the
17 landscaping, but that part is the old
18 rendering, is that what we're looking at here
19 or --

20 APPLICANT: I'm sorry, I might have
21 zoomed into the wrong one.

22 MS. UHLE: This is the existing
23 landscaping and this is what they're proposing
24 in that area.

25 APPLICANT: I'm sorry, I zoomed into

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1 EASTCHESTER ARB - 9/3/15
2 the wrong one.

3 THE CHAIRPERSON: This is the existing
4 what's in the back there then?

5 APPLICANT: That is existing and this
6 is the new plantings. Sorry about that.

7 THE CHAIRPERSON: Okay.

8 APPLICANT: This planting plan did go
9 through the process and was approved at one
10 point.

11 MS. UHLE: Actually, I was the only
12 one that reviewed it. It's still open for
13 discussion. I actually -- and just because
14 Jennifer is a landscape architect as well -- I
15 actually did talk to the landscape architect
16 about I wanted to see some grasses and
17 perennials and something that went beyond just
18 again Junipers and that kind of thing. I also
19 wanted to make sure that they were hardy,
20 because I don't think they're going to get a
21 lot of maintenance probably. If you want to
22 look over that in a little more detail if we
23 have some additional comments.

24 THE CHAIRPERSON: Is this just
25 suggestive here?

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1 EASTCHESTER ARB - 9/3/15

2 MS. NEMECEK: Those are day lilies and
3 those are not on the plan.

4 THE CHAIRPERSON: That's what I mean.

5 MS. UHLE: That's just illustrative.

6 APPLICANT: We did try to choose the
7 actual plants.

8 THE CHAIRPERSON: And then as far as
9 the signage on --

10 APPLICANT: Signage is on pins.
11 Basically it's lit with the -- let me go back
12 to here for a second -- they all stand off.
13 They have lighting from above. They're
14 non-illuminated above and beyond the goosenecks
15 that light them.

16 THE CHAIRPERSON: Margaret, do they
17 still have to come to the sign committee for
18 the approval?

19 MS. UHLE: I think if you approve --
20 you're planning to have all the signage a
21 consistent size?

22 APPLICANT: Yes.

23 MS. UHLE: I think you could approve
24 it for the entire building.

25 THE CHAIRPERSON: Some of it looks

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1 EASTCHESTER ARB - 9/3/15
2 fairly large. The HSBC looks larger than --
3 what's the size of the letters?

4 APPLICANT: What was approved before
5 or what we went through was the 18 inches was
6 for the Country Market and HSBC. The dry

7 cleaners and the salon were 10 inches.
8 THE CHAIRPERSON: So this is just 18
9 then on the HSBC, because it looks a lot bigger
10 than that?
11 APPLICANT: It's just it's closer to
12 you on here.
13 MR. LUCA: That's not drawn at
14 18 inches.
15 APPLICANT: I'm sorry, we were told
16 that the HSBC was matching the existing sign
17 that they have right now. They have an
18 illuminated sign at the moment, and I think in
19 the previous application they were not to have
20 that but they were allowed to have the same
21 size sign as they have at the moment.
22 MS. UHLE: One of the problems with
23 the previous approvals since they expired, none
24 of us readily recall the previous approvals so
25 some of this is open for discussion again.

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1 EASTCHESTER ARB - 9/3/15
2 THE CHAIRPERSON: Again, 18 is fine.
3 MR. LUCA: That's drawn probably at
4 three feet that letter because a car tire is
5 26 inches.
6 THE CHAIRPERSON: This is like -- this
7 not the same size as what's there for sure.
8 It's not that long ago that they came before

9 us, just specifically HSBC themselves. I don't
10 know if you remember, Margaret.

11 APPLICANT: We can obviously revise
12 and look at the signage. Right now we are also
13 not necessarily painting a mural but we are
14 fighting a cold clock. So stucco and things
15 don't love going on when it's too cold and it
16 does create -- and we would love to finally
17 bring this to the right look for the town. I
18 know it's been a long process. We can
19 definitely work out anything having to do with
20 the size of signs. We're putting them on pins.
21 If the largest part is 18 inches, then we could
22 conform to something like that.

23 MS. UHLE: I think in your rendering
24 the HSBC does look quite out of scale.

25 APPLICANT: During this process, what

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1 EASTCHESTER ARB - 9/3/15
2 Marty is telling me is that when HSBC built
3 their bank, they had an approval to have a sign
4 that size. That's basically why their sign --
5 and excuse me if it's not exactly what's up
6 there but it's a rendering -- we cannot change
7 that unless we change their lease. So as we're
8 trying to work with you and create at least a
9 much nicer look to what's existing there, we
10 could hope that the town could work with us to

11 still keep a good, you know, tenant and a good
12 bank within town. We're not here to tell them.
13 If we start to say to them they cannot do this,
14 they won't want to work with us to have this
15 done with the site.

16 THE CHAIRPERSON: As you can see on
17 the existing front facade in A102 that sign --

18 APPLICANT: Again, I'm going to refer
19 back to what I said before, we're just looking
20 to have the same size. The renderer might have
21 gotten a little excited with that particular
22 sign size.

23 MR. GARCIA-BOU: On your section
24 detail you're showing gutters and liters in
25 front of the new awning. It's not shown on

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1 EASTCHESTER ARB - 9/3/15
2 your rendering here. Is that going to be the
3 same color?

4 APPLICANT: Well, it's an enclosed
5 gutter but we're actually looking now as to
6 almost remove the gutters, have everything come
7 down because currently all that water falls
8 onto the sidewalk and runs off perfectly fine.
9 By using gutters, you're concentrating and will
10 probably create someone to slip and fall but
11 the smaller amount of water would not create
12 that. We're more than likely going to be

13 removing that.

14 MS. UHLE: Do you have included in
15 this, I can't remember, a schedule of materials
16 and finishes and colors?

17 APPLICANT: A couple areas you could
18 see a little bit more texture. The roofing
19 material is basically this standard seam roof,
20 and there is one more piece. There is a
21 sandstone cap that goes over here. It's hard
22 to see from this. We didn't bring that heavy
23 thing. We're trying to give you an idea that
24 it's a sandstone cap.

25 MR. LUCA: The stone is projecting

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1 EASTCHESTER ARB - 9/3/15

2 that much off the side?

3 APPLICANT: Yes. That is the type of
4 stone we're looking at. It does come out
5 approximately two or three inches.

6 THE CHAIRPERSON: A ledge stone.

7 APPLICANT: Yes.

8 MR. LUCA: And the reason for the
9 heavy texture is just to have the back stand
10 out?

11 APPLICANT: It's just more textures
12 and colors. Plus, we like to have a little
13 heavier textures in other areas that are lower
14 because it does stop people from brushing up

15 against it all the time, getting dirty.

16 MR. LUCA: How are you forming the
17 blocks; is it going to be EIFS system?

18 APPLICANT: Right now we're also
19 investing in stucco except for the top
20 cornices, which will be the Styrofoam. We
21 originally weren't going to repoint those. The
22 look to you will be exactly the same whether or
23 not it's a stucco finish or whether or not it's
24 EIFS finish.

25 MR. LUCA: The EIFS might just be an

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1 EASTCHESTER ARB - 9/3/15

2 issue with carts banging into it.

3 THE CHAIRPERSON: Luckily, you have
4 the stone on the bottom.

5 APPLICANT: Yes. As you notice when
6 we came around the other side of the building,
7 it gets pretty tall on that side and we're
8 keeping it pretty level, and that's really
9 where a lot of the traffic is or at least where
10 the deliveries are. This is pretty tall. We
11 have the bollards over here.

12 MS. UHLE: Did you say you're
13 considering EIFS or just stucco?

14 APPLICANT: Well, I mean, to you
15 they'll be the same but we're investigating
16 both cost wise right now.

17 MS. UHLE: Except we've had very bad
18 luck with EIFS. We have had buildings where
19 people are just punching holes in it. Keep
20 that in mind.

21 APPLICANT: We always do. We don't
22 like that.

23 MS. UHLE: I think on past projects
24 the Planning Board has not approved the EIFS
25 because of the maintenance concerns. I can

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1 EASTCHESTER ARB - 9/3/15
2 walk you to some buildings where people have
3 just punched holes in the EIFS.

4 APPLICANT: I apologize, that's
5 usually when there is a very thick -- I mean,
6 this is a little bit different of an
7 application. A lot of times when people use
8 EIFS and they do a lot of reliefs, they have a
9 piece of Styrofoam that could be almost an inch
10 and a half to two inches thick and they have
11 sometimes have many things that go in and out
12 or reveals that are in it. What we're doing is
13 Gold Board and basically after that you have a
14 screening and it goes on just like -- you can't
15 really dent it.

16 MR. LUCA: There's different densities
17 of Styrofoam. The cornice, for example, would
18 be a soft Styrofoam that might be an issue but

19 you can't get to it. The Gold Board is a very
20 dense material.

21 MS. UHLE: Just as long as you know
22 those materials. Like I said, there's other
23 buildings in town where that was approved years
24 ago where there have been considerable problems
25 with it. If you're using a better quality or

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1 EASTCHESTER ARB - 9/3/15
2 new technology --

3 APPLICANT: It's not a thick
4 application on. It's basically you're almost
5 up against the board already.

6 MS. UHLE: I think with the signage
7 maybe what you could do is when you go back to
8 the Planning Board be very clear about what the
9 proposed heights are. I do think the HSBC is
10 just rendered larger than probably it's
11 proposed. If you would like, they could even
12 sit down with you at the sign committee just to
13 verify.

14 APPLICANT: On the plans before we
15 submit the exact height of each one of the
16 signs and the width, we'll put those dimensions
17 on there.

18 MS. UHLE: Okay.

19 THE CHAIRPERSON: So we'll open up
20 Application 15-49 to the public hearing. Is

21 there anyone here wishing to talk to this
22 application? Good evening.

23 MR. SAVIANO: Good evening. My name
24 is Nick Saviano. I live at 84 Howard, which is
25 right behind C-Town.

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1 EASTCHESTER ARB - 9/3/15
2 My only concern is -- first off, I
3 think it's great, you know, what they're doing
4 to bring the place up to the 21st Century. So
5 it looks nice. My only concern -- well, I have
6 a few concerns. I would like to see some
7 screening added to the back, some trees of some
8 type, because there's all residential housing
9 all throughout the back and in the past any
10 lighting that's used on the back end of the
11 building is typically on all night. It comes
12 right into the upstairs rooms of most of the
13 houses. So if they could incorporate some type
14 of -- while they're doing the landscaping put
15 some type of trees like you have behind Stop &
16 Shop, like you have behind the new Walgreen's,
17 CVS. There seems like there is a little more
18 screening back there than what they have right
19 now, which is just, you know, fencing.

20 MS. UHLE: I think there is going to
21 likely be a problem with that because their
22 pavement goes directly up to the property line,

23 whereas Stop & Shop actually has a little bit
24 of landscape in order to maintain the trees
25 that are there. The lighting they could

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1 EASTCHESTER ARB - 9/3/15
2 address in terms of trying to shield it or
3 direct it. I think the landscaping is going to
4 be actually impossible at the rear of that
5 property just based on the survey.

6 MR. LUCA: Are you redoing the
7 lighting as well on the building?

8 APPLICANT: The lighting is basically
9 going to be in the same location.

10 MR. LUCA: To address his concern,
11 maybe the light could be directed more towards
12 the building and not towards the back of the
13 property.

14 APPLICANT: Again, with any kind of
15 trees right now our property line goes right up
16 to the fences. We have a certain quantity of
17 parking. Any additional posts, posting
18 lighting that would go the opposite direction
19 would take away parking spots or take away from
20 those areas. Currently, as you can see on the
21 drawing here, the lighting sits on the parapet
22 and does shoot downward and outward from the
23 building the other way. If you look at the
24 Stop & Shop and you look at Walgreen's, which

25 were new installations, which were new parking

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1 EASTCHESTER ARB - 9/3/15
2 lots, new areas where they were able to create
3 the buffer, they were able to create enough of
4 a five foot area so they could put up a post
5 and the lights shine away and towards the
6 building. We have no way of being able to do
7 that currently without losing spots.

8 MR. LUCA: I'm just saying when they
9 figure out what light fixture to buy, that the
10 angle of the light will project to their
11 property line and only their property line.

12 APPLICANT: The unfortunate part about
13 it is you kind of could do it but -- the
14 goosenecks light the signage. Now, if we're on
15 top of the building you're really lighting the
16 parking lot. So you could see the parking lot,
17 it has to shoot that direction. I apologize,
18 you don't purposely send it out to do that but
19 it has to shoot towards the commercial parking
20 lot especially since it's also an entrance.

21 MR. SAVIANO: I'm talking about after
22 business hours. I'm not told about during
23 business hours. What time is -- 11:00, 10:00
24 they're still on. I don't know what kind of
25 timer they're on.

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1 EASTCHESTER ARB - 9/3/15
2 MR. LUCA: What time does the store
3 close?
4 MR. SAVIANO: I'm sorry.
5 MR. LUCA: What time does the store
6 close?
7 MR. SAVIANO: 8:30. They stay on
8 until 10:30, 11:00 at night.
9 MR. LUCA: If it's a timer issue then
10 they should have.
11 MR. SAVIANO: That would be
12 appreciated or I was thinking even a sensor or
13 something after hours.
14 The other thing that I was going to
15 bring up if they were going to redo some of the
16 striping on the parking lot there is -- you had
17 mentioned earlier some new construction or some
18 of the additions on the landscaping -- there is
19 a runoff problem in back of that property also
20 in C-Town where when we get heavy rain all of
21 our yards flood. Most of the buildings are on
22 slabs, granted, but there are a few back there
23 that have basements, and I'm one of them and my
24 neighbor in the corner is one of them, I think
25 there are one or two others, and they actually

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1 EASTCHESTER ARB - 9/3/15
2 flood from the water that comes off of -- which
3 adds to it. I shouldn't say that it's totally
4 C-Town, but they do have a runoff problem where
5 the pitch is such that it comes into the back
6 yard and goes underneath the retaining walls of
7 the property. So if that could be addressed
8 when they're, you know, reconfiguring the
9 parking lot, that would be most appreciated.

10 MS. UHLE: That's something the
11 Planning Board will have to address with the
12 applicant.

13 MR. SAVIANO: That's something on the
14 Planning Board?

15 MS. UHLE: Definitely mention that to
16 the Planning Board, yes, and I could pass that
17 along to them too and discuss with the
18 applicant if there are any potential remedies
19 for that. That and the issue with the lighting
20 and the timers, that's something that clearly
21 can be addressed before the Planning Board, and
22 they could make that clear what time the
23 lighting has to be off. With the drainage,
24 again, a little bit trickier, but we'll
25 definitely raise it with the Planning Board and

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the applicant and see what the possibilities are.

MR. GARCIA-BOU: Is there a security issue regarding having the lights on at nighttime for security reasons so people don't hang out in the back?

MS. UHLE: I'm not quite sure what the policies and practices are as far as that's concerned in town. I could certainly speak to the police department about that.

MR. SAVIANO: Lastly, about what is the time frame of the construction. That's all I would like to know approximately. Once you do start, I'm saying from start to finish of the job.

APPLICANT: About six months.

THE CHAIRPERSON: Anyone else from the audience?

MR. MANCINI: How are you doing? Rinaldo Mancini, I reside at 80 Howard. I'm just trying to address something that Nick had brought up as far as water drainage is concerned. The past couple of years, we've had significant snow fall, last year especially

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EASTCHESTER ARB - 9/3/15
where we had 16 to 17 snow storms. Like he was

3 saying about the water coming over the
4 retaining wall, they have front end loaders and
5 plows going all night long which they're piling
6 snow up against the rear fence, okay. Last
7 year this pile might have exceeded 15, 20 feet
8 in height and maybe 10 or 15 feet in width,
9 okay. Luckily, we did not have a 40 or 50
10 degree day where we had heavy rains. If we
11 did, the results would have been disastrous.
12 All of that water that is now melting coming
13 into the rear of our homes is going to wind up
14 in our basements. So I propose that they, you,
15 know, find a different way to remove the snow
16 or cart it away or whatever needs to be done.

17 THE CHAIRPERSON: I think that is also
18 a Planning Board; right?

19 MS. UHLE: Definitely come to the
20 Planning Board meeting, but I will also relay
21 these to the Planning Board members and also
22 discuss it with the applicant. In other
23 applications we have sometimes required that
24 snow be removed from the site within a certain
25 time frame or we could certainly speak to the

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1 EASTCHESTER ARB - 9/3/15
2 applicant about maybe other options for the
3 location where the snow is stored.

4 MR. MANCINI: Very good. Thank you.

5 THE CHAIRPERSON: Anyone else?
6 (No comments.)
7 THE CHAIRPERSON: I would like to make
8 a motion to close the public hearing.
9 MR. GARCIA-BOU: Second.
10 THE CHAIRPERSON: All in favor.
11 (All aye.)
12 THE CHAIRPERSON: Moving along to the
13 Planning Board stage, any more comments from
14 the Board, things that you wish --
15 MS. NEMECEK: Just the materials of
16 the gates, it's going to be a combination of
17 bollards and gates that will be covering the
18 bins?
19 APPLICANT: Correct.
20 MS. NEMECEK: They're going to be
21 swinging out opening?
22 APPLICANT: Yes.
23 MS. NEMECEK: What color are they
24 going to be; are they going to be the same
25 cream color that you have it rendered?

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1 EASTCHESTER ARB - 9/3/15
2 APPLICANT: We're looking between the
3 white and the cream. I mean, we would like
4 them to be black because they will probably end
5 up a little bit like that, but they wouldn't
6 look very good. By them being a painted metal

7 and there is a power washer there, they will be
8 cleaning them.

9 MS. NEMECEK: And it's a painted metal
10 on something else?

11 APPLICANT: It's a metal frame.
12 Basically they're supported by the pipe
13 bollards, which are filled with concrete, and
14 basically heavy duty hinges on those.

15 MR. LUCA: What's the white material,
16 like PVC?

17 APPLICANT: No. It's painted metal.
18 It's baked painted metal.

19 MS. NEMECEK: But they could be easily
20 cleaned?

21 APPLICANT: Yes.

22 MS. NEMECEK: Do they dent?

23 APPLICANT: They're pretty strong. I
24 mean, anything could dent especially with a
25 garbage truck. We've been successful using

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1 EASTCHESTER ARB - 9/3/15
2 this system on other places, other shopping
3 centers. There is no good way to do it. In
4 fact, the best way to do it is having a cyclone
5 fence, but nobody really wants to see it,
6 because you could repair it and replace it
7 easily. This is something that works. At
8 least it has. They do have to have care when

9 they're doing it, the garbage company. If they
10 don't, then you basically have to back charge
11 them. You'll be surprised, once the garbage
12 company sees that there is something nice
13 there, it's different, a little bit different.
14 There's a similar enclosure, but they use the
15 cyclone fence, on the back of Walgreen's right
16 now. It's a standard that goes around. They
17 basically have masonry walls, capping, same
18 kind of idea, bollards, but they use the
19 cyclone fence.

20 MS. NEMECEK: Okay. Thank you.

21 MR. LUCA: The building looks nice.
22 That building really needs a face lift. I live
23 five blocks from there.

24 APPLICANT: Can we start next week?
25 We'll start next week.

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1 EASTCHESTER ARB - 9/3/15
2 MS. UHLE: I think other than
3 verifying the sign heights and maybe running
4 those by you, most of the other comments are
5 things that I could coordinate with the
6 applicant with regard to the neighbors'
7 concerns, with regard to drainage, snow
8 plowing, timers on the lights. I think I would
9 like them to clarify the type of EIFS materials
10 that they're proposing.

11 MS. NEMECEK: And to go over this
12 landscape plan?

13 MS. UHLE: Yes, you and I could
14 discuss the landscape plan between now and the
15 Planning Board meeting, but I don't think you
16 as a Board are really directing them to do
17 much. It's more the typical stuff that they
18 have to follow-up with the Planning Board.

19 APPLICANT: Just so you know what
20 Marty was saying, we're going to have a uniform
21 look but each individual company is going to
22 come and apply for a sign permit with you. So
23 at that particular time as well is the
24 opportunity also to see the height, but we are
25 on pins, we are going to be consistent,

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1 EASTCHESTER ARB - 9/3/15
2 consistent sizes but it's another opportunity
3 for that. We just don't want that to hold us
4 up at least starting the stucco. The signs
5 could go on in the middle of the winter. We
6 kind of need the stucco there first.

7 MS. UHLE: I don't think the signage
8 is going to hold you up. I think the worst
9 case scenario would be as you're working with
10 the Planning Board or even after you get your
11 permit you're still kind of coordinating issues
12 with regard to the signage.

13 MR. LUCA: What I would do if I was
14 you, though, at the next meeting you come to,
15 planning, bring a piece of Gold Board with
16 stucco on it. Just so if that comes up, as you
17 mentioned, somebody could --

18 APPLICANT: We could definitely do
19 that. It's a standard detail, so we could do
20 that.

21 MS. UHLE: So you're referring it to
22 the Planning Board.

23 APPLICANT: Thank you.

24 THE CHAIRPERSON: Yes. I would like
25 to make a motion to refer Application 15-49

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1 EASTCHESTER ARB - 9/3/15
2 along to the Planning Board with a
3 recommendation of approval.

4 MR. GARCIA-BOU: Second.

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

7 APPLICANT: Thank you very much.

8 THE CHAIRPERSON: Thank you and good
9 evening.

10 Last up this evening, Application
11 12-57, Senior Residences at Summerfield
12 Gardens, 151 Summerfield.

13 MR. NESTER: Good evening, Madam Chair
14 and members of the Board. My name is Anthony

15 Nester with the firm of John Meyer Consulting
16 who represents the applicant, DELV Development,
17 in site planning, traffic and civil
18 engineering, landscape architecture, and
19 surveying for this application.

20 The application involves the
21 development of a 92 unit, five story,
22 multi-family senior residence housing
23 development. The project is located in the
24 north end of town and is comprised of
25 32,500 square feet. The site is bound to the

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1 EASTCHESTER ARB - 9/3/15
2 south by Summerfield Street, Dunwoodie Street
3 to the east, and Montgomery Avenue to the
4 north.

5 This project has been before the
6 town's Zoning Board of Appeals and the Planning
7 Board and has received a negative declaration
8 determination from the Planning Board and
9 eleven variances from the ZBA.

10 I am here tonight with Steve Ruiz, who
11 is the project architect from Moselley
12 Architects and Mr. Michael Petrillo from DELV
13 Development.

14 At this time, with the Board's
15 permission, there was a 3D visually which I
16 would like to show the Board and the public

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this evening.

THE CHAIRPERSON: Sure.

MS. UHLE: Anthony, we're all having trouble with this audio system, so maybe speak louder into this microphone. It's very difficult to understand anyone.

MR. LUCA: It's not him, it's the system.

MR. NESTER: This is just a short

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EASTCHESTER ARB - 9/3/15

movie. It's a 3D visualization.

(Whereupon, the 3-D visualization was shown.)

MR. NESTER: That's it. So what I'm going to do I think in order for Gary back there to show the boards or whatever elevations are going to be presented by Steve, I'm just going to unplug this so the screens go back to Gary's camera.

At this time, I would like to introduce Steve Ruiz, who is the project architect. If it's okay with the Board, I would like to go over there and just navigate the boards for Steve as he goes through his presentation.

MR. RUIZ: Hello. My Steve is Ruiz. I'm vice president at Moselley Architecture, and

19 I've been working with the client for a couple
20 of years now on this design.

21 The design is reflective of an urban
22 apartment building based on the New York
23 brownstone characterized by a masonry facade
24 and regular rhythm of the fenestration. The
25 architecture is reflective of the historic

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1 EASTCHESTER ARB - 9/3/15
2 style, however, we're using contemporary
3 detailing to interpret it. We're not trying to
4 mimic it, we're just trying to be reflective of
5 it, and we think it's a good design feature to
6 kind of blend in with what's going to come down
7 that whole block. It's a mix of residential
8 and commercial. One of the main challenges of
9 the design is that it fronts three streets.
10 So, in essence, I've got three front yards
11 going around the building, and we respected
12 that on each side so that we would maintain a
13 front yard appearance on every street.

14 The building is organized as a
15 traditional tripartite design with the base,
16 the middle, and the top, and it's amplified by
17 the use of a precast banding that we have at
18 the cornice. This technique helps to break
19 down the scale and create a transition from
20 street level to the urban side. The bottom is

21 supposed to represent commercial. The upper
22 four floors are residential.

23 We kind of simplified the pallet of
24 materials. We have the salmon brick is the
25 field color; the precast, which of course is

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1 EASTCHESTER ARB - 9/3/15
2 the -- sorry -- the buff cream, and we have
3 different parts at the bottom that are precast
4 and the cornice will all be the buff cream
5 color; then we have as the accent banding going
6 around an iron spot brick. So that's just used
7 as a tiny banding as we go across the building.
8 Not on every floor because we feel if you use
9 it on every floor then it becomes like a
10 striped building and you kind of lose the
11 impact of it. The windows are going to be
12 aluminum clad baked sliding doors and then
13 casement windows with applied mullions to
14 create the look that you see there.

15 I'm going to walk around the building
16 right now. I'll start with the Summerfield
17 entrance. I apologize, because I wasn't aware
18 that we could put this all up on the screen. I
19 could have brought my computer system on this.
20 Starting with Summerfield Street, we have a
21 very subdued entrance. We didn't want to make
22 it flashy or really stand out compared to the

23 other homes on that street, which all have kind
24 of subdued entrances to it. So we followed in
25 that venue there. Now, the front facade has a

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1 EASTCHESTER ARB - 9/3/15
2 series of undulations and it's subtle recesses
3 that go in and out and across the facade and
4 the building footprint is very tight. Through
5 all those zoning hearings and SEQRA and all
6 that, we don't have a lot of wiggle room here.
7 So that footprint is pretty much set from what
8 I understand. We also tried to do recessed
9 balconies instead of projection balconies again
10 to create shade and shadow. Like us architects
11 like to do, form follows function, we'll have
12 like the stairwell at the front with small
13 windows in it to signify something has changed
14 there. The front entrance, very simple
15 entrance with the sliding doors and the side
16 lights, and then it projects up a little bit
17 with a cornice above the fourth floor of the
18 residential, and then the black fencing that
19 goes around that higher portion of the building
20 there is no roof garden on that part, the roof
21 garden is on the lower facade.

22 As we go around the corner, you see
23 the road slopes about six slope from one side
24 to the other. So we tried to respect that

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slope, and again, even though it's residential

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EASTCHESTER ARB - 9/3/15

units on the precast floor level, we wanted to keep it looking like it was a commercial part of the building. So it is residential units on this floor. You'll also notice on the Dunwoodie side we created patios for several units. That's actually the roof of the garage below. The garage goes from property line to property line. The building is set back generally about 20 feet from the curb as we go around.

Moving back to the Montgomery Avenue elevation, again we have a sloping site and what we did was took -- and on this lower level here is amenity space; we have the garage, utility space is all down on this lower level. We call it the garage level, and there's another story of garage below this level too. So we're going down a whole another floor for parking. We recessed to follow the grade and keep the building down, as we show at the 55 foot level, we actually pushed the entrance to the amenity space down and as the road slopes we slowly work out to the parking garage, which slopes down, it slopes down to the parking

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1 EASTCHESTER ARB - 9/3/15
2 entrance I should say, and then we have the
3 utility door on the side that's going to -- you
4 know, pull up door -- that's going to conceal
5 the trash room, utility rooms, and other items
6 like that.

7 On the next side, the side adjacent,
8 the adjacent property elevation that's a zero
9 lot line so it's really a two hour wall that
10 goes throughout that area. One of the things
11 that we did there -- hopefully in the future
12 somebody is building another building there to
13 kind of match it and walk down the street there
14 with it, but we did have to respect the two
15 hour but we wanted to show recesses and metal
16 grills and such to replicate windows on that
17 side sort of like you see some of the other
18 older buildings where they break up the windows
19 because they change the use inside the
20 building. One of the features there is the
21 stair tower on the left side, which is also the
22 egress path or egress way for the rooftop
23 garden. We pushed that up, of course, so we
24 could get head clearance, but we also used a
25 glass block going down that split right down

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1 EASTCHESTER ARB - 9/3/15
2 there in the middle. Because there's a two
3 hour wall and it's lot line, I'm not allowed to
4 have windows and openings on that. So I'm
5 using a rated glass block there, and we put
6 windows in all our stairwells to kind of get
7 people in encourage them to use the stairs
8 instead of the elevators both for exercise and
9 energy efficiency.

10 As we go around again you see the
11 fencing, the black fencing going around trying
12 to keep it continuous, and you could see how we
13 kind of respected the side as we stepped down
14 from the higher side of Summerfield down to the
15 Montgomery side.

16 That's a quick synopsis of the design.
17 You probably have a lot of questions, so that's
18 why I wanted to turn it over to you.

19 MR. GARCIA-BOU: Is there a section
20 through this whole building that shows the
21 projections of all your cornices and all the
22 details of the stone?

23 MR. RUIZ: We have a partial building
24 section.

25 MR. GARCIA-BOU: More detail?

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2 MR. RUIZ: But we don't have
3 the full -- other than the renderings and the
4 3D model that he we have produced, we do not
5 have a drawing section through there.

6 MR. GARCIA-BOU: I just wanted to see
7 what the projections were of all your
8 overhangs.

9 MR. RUIZ: We could certainly provide
10 a detailed section of that. We do have a
11 snapshot of the video from the Summerfield
12 perspective. As you can see, the cornice that
13 goes around the fourth floor you could see how
14 it starts to project. The same cornice detail
15 is used on the fourth floor which goes up and
16 down depending on which floor you're on, and we
17 also use that at the top of the base area too.
18 It's sort of just a slight projection at the
19 floor lines around here to, again, create the
20 banding, but it doesn't project as far out as
21 the cornice or the modern table type feature
22 there. We're trying to differentiate between
23 those two areas.

24 THE CHAIRPERSON: You had before the
25 samples of the colors, the materials -- I'm

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1 EASTCHESTER ARB - 9/3/15
2 sorry, I can't see that. Can you go back to
3 that and kind of say what is where.

4 MR. RUIZ: The salmon brick here is
5 the field color. That is the primary color of
6 the base or the middle part of the building.
7 Then the precast -- well, the precast banding
8 is this larger banding up here and the water
9 table type banding on the first floor. The
10 base is going to be a white masonry material or
11 matching masonry material block or brick. What
12 we'll do is find -- they're more set in their
13 color and then adjust the precast mix to get
14 the color to match the brick or block. We're
15 still looking into that. This banding you see
16 in here is really not the dark banding, it's
17 really a shadow line that's pushed into the
18 block or brick, whatever we use there, but with
19 the rendering it's a little bit misleading.
20 This down here. That's really a shadow line
21 and not the iron spot brick that we use. The
22 iron spot brick or the stripes is the banding
23 that goes on these upper floors right here.

24 MR. GARCIA-BOU: Are the windows
25 operable? What kind of windows are those?

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1 EASTCHESTER ARB - 9/3/15
2 MR. RUIZ: Pardon me.
3 MR. GARCIA-BOU: Are they operable?
4 MR. RUIZ: Yes. They're casement
5 windows. The two side ones will probably be

6 operable. The casement is the full height and
7 then we'll have an applied mullion to create
8 the decorative look. Same with this one, there
9 will be probably be one operable, it could be
10 two, we haven't gotten that far yet, and then
11 an applied mullion to create the look again.

12 MR. GARCIA-BOU: Where are the
13 mechanical systems going to go, on the roof?
14 The mechanical systems for the air
15 conditioners.

16 MR. RUIZ: Mechanical systems are up
17 on the roof. They're up near -- it's where
18 the -- it's where the fifth floor -- it's on
19 the back end of the roof garden. Mechanical
20 systems will be in this area here and over in
21 this area. This will be the mechanical area
22 around here. I think we represented it on the
23 3D model as a screening wall there most likely
24 opened on the top.

25 MR. LUCA: What is the structure of

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1 EASTCHESTER ARB - 9/3/15

2 the building?

3 MR. RUIZ: It will be a
4 non-combustible construction. We're not sure
5 if we're going to be concrete steel or precast
6 plank with bearing walls, light gage bearing
7 walls or block bearing walls. That has not

8 been determined yet, but it will be a
9 non-combustible building.
10 MR. LUCA: And the garage is below the
11 building?
12 MR. RUIZ: The garage below will be
13 poured in place concrete more than likely.
14 Well, it will be poured in place concrete.
15 MR. LUCA: Was that determined yet,
16 the soil bearing capacity regarding what kind
17 of foundation it's going to have?
18 MR. RUIZ: We haven't gotten that far
19 into that.
20 MR. LUCA: I'm trying to see if it's
21 going to be piles, for example.
22 MR. RUIZ: We are hoping that we do
23 not have to use piles at this time.
24 MR. PETRILLO: Hi, Michael Petrillo,
25 DELV Development. We did do a soil study and

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1 EASTCHESTER ARB - 9/3/15
2 the bearing capacity is fine. There should be
3 no requirement for borings -- I mean for piles.
4 MR. LUCA: Traditional spray footing?
5 MR. PETRILLO: Yes. I mean, it hasn't
6 been designed yet, but I would anticipate that,
7 yes.
8 MR. GARCIA-BOU: All your cornices and
9 all your detail for the stone is all precast,

10 real precast, or what kind of material?

11 MR. RUIZ: Banding is precast on
12 the -- this would be precast and this would be
13 precast. The cornice will be a cementitious
14 material or it could be fiberglass. We haven't
15 really determined what that will be. These are
16 precast because they will need some kind of
17 bearing capacity with the brick and stuff. We
18 may need bearing capacity for that. It could
19 be cast stone too. Again, depending on which
20 structural system we go with will determine
21 what we'll actually use there.

22 MR. GARCIA-BOU: Those big overhangs
23 that you have on your elevations, what type of
24 material is that; is that going to be metal
25 you're saying?

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1 EASTCHESTER ARB - 9/3/15

2 MR. RUIZ: This right here?

3 MR. GARCIA-BOU: Those big overhangs.

4 MR. RUIZ: Here?

5 MR. GARCIA-BOU: On Montgomery Avenue.

6 MR. RUIZ: Those are -- that would be
7 some type of cementitious material or aluminum,
8 we're not sure yet. It's a little bit
9 exaggerated right here.

10 MR. GARCIA-BOU: You have it on
11 Dunwoodie Street, you have it on Montgomery

12 Avenue it shows, Summerfield it shows you have
13 them.

14 MR. RUIZ: At different areas around
15 the building we kind of popped it up so it
16 wouldn't be a flat roof all the way across,
17 correct.

18 MR. LUCA: Regarding the mechanical
19 equipment, the system is like for the whole
20 building, like a traditional boiler or
21 individual units?

22 MR. RUIZ: I do not believe we'll be
23 going to a hydronic system on the mechanicals.

24 MR. LUCA: Heating and cooling is
25 produced how?

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1 EASTCHESTER ARB - 9/3/15

2 MR. RUIZ: There are several system
3 methods we're looking at right now. There's
4 the VRF's, there's the PTAC systems, and
5 there's also hydronic.

6 MR. LUCA: I'm just thinking about
7 sound decibels for units like chillers and what
8 have you.

9 MR. PETRILLO: The mechanical system
10 hasn't been designed fully yet. We're
11 exploring several different options, one being
12 PTAC's, which are window units. I don't know
13 if you're familiar with PTAC units. It's

14 inside the unit.

15 MR. LUCA: Like a hotel. Electric.

16 MR. PETRILLO: Potentially. I mean,
17 but there are a lot of applications that are
18 used in luxury apartments down in the city now
19 that are not as ugly as they were in years
20 past. We're still exploring a split system.
21 There are several options we're looking at now.

22 MS. UHLE: With regard to the decibel
23 levels of any roof mounted equipment, the
24 Planning Board will definitely look into that.
25 It did come up.

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1 EASTCHESTER ARB - 9/3/15

2 MR. LUCA: If they're going to have
3 individual units, depending on what they have
4 the elevation is going to change because
5 they're going to wind up having a grill under
6 the windows; correct?

7 MS. UHLE: They're not going to be
8 able to be any higher than they're proposed
9 now.

10 MR. LUCA: No, I'm talking about the
11 units are usually mounted below windows.

12 MS. UHLE: Oh, you mean the
13 illustrative elevation?

14 MR. LUCA: Yes.

15 THE CHAIRPERSON: So this is not the
Page 97

16 facade that we're looking at then essentially.
17 I'm having a hard time with the size of these
18 drawings. They're just like really, really
19 small. It's a huge building, and the scale of
20 this is so tiny to kind of pick up any of the
21 detail really. If there is a potential for
22 that kind of grill and things like that, that's
23 like a whole other thing that really needs to
24 be -- if you're not at the point if you don't
25 know whether that's going to be there or not,

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1 EASTCHESTER ARB - 9/3/15
2 it's kind of hard for us to visualize what this
3 place is going to look like.
4 MR. LUCA: You kind of need to make --
5 honestly, it's a big building. It's at least
6 20 feet, 25 feet taller than anything in that
7 area. Obviously you want to give it a little
8 scale, you know, with your fenestration, with
9 your windows. Things like the heating system,
10 again, your fenestrations are going to look
11 taller because you're going to have a grill
12 below them if you're going to use individual
13 units, for example. So it will aesthetically
14 change the building slightly. I'm not sure
15 what the steps are, you know, how we --
16 MS. UHLE: In terms of how it
17 progresses to the Planning Board?

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MR. LUCA: Yes.

MS. UHLE: Well, there's a couple of things. I believe the applicant is planning to go before the Planning Board under any circumstances in order to continue addressing some other outstanding issues and just to kind of tie up loose ends with regard to the site plan and special permit approval. The Planning

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EASTCHESTER ARB - 9/3/15

Board would not be able to grant final approval until the Architectural Review Board finished their review, but they could do it simultaneously. For example, you could have a preliminary discussion here, they could go to the Planning Board at the end of this month, get some comments. At that point, they may have a better idea of how they're going to address some of these issues and they'll continue to come back to you. So even though the reviews could go simultaneously, the Planning Board would not be able to grant any final approvals with regard to the architecture until you are satisfied.

MR. LUCA: So it would go from us to Planning and then back to us?

MS. UHLE: Yes, it could do that.

MR. GARCIA-BOU: I feel that with the

20 size of the building that's presenting to us
21 right now, I feel we need additional details of
22 exactly how all the materials go together in
23 terms of all these overhangs. They're not sure
24 exactly what the material is going to be. We
25 don't know how much those overhangs are. We

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1 EASTCHESTER ARB - 9/3/15
2 don't have any detail showing that, and I think
3 we should have that.

4 THE CHAIRPERSON: Just on a general
5 scope regarding the building, I do believe that
6 it is all in all a good package. I think it's
7 going to improve the neighborhood. I think
8 that it has a lot of positive, okay, but we
9 definitely need to see larger scale drawings to
10 really get a feel of it and those kind of
11 things like the heat and the grills and that
12 kind of thing that really affects the facade of
13 the building are really important to us as the
14 ARB. So I know it's like a part of the
15 decision that you need to make, but I think in
16 order for us to decide we need to know that.
17 That's like a key in my mind.

18 MR. RUIZ: Certainly. Each sheet will
19 be an elevation, and we could have it shown up
20 on the screen too.

21 THE CHAIRPERSON: That would help.

22 MS. NEMECEK: Also, is there a
23 lighting plan that goes along with any of this?
24 MR. LUCA: Exterior lighting.
25 MS. NEMECEK: Exterior lighting plan.

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1 EASTCHESTER ARB - 9/3/15
2 That is something else we have to see too.
3 MR. RUIZ: We could address what
4 lighting will be on the building.
5 MS. NEMECEK: I'm sorry.
6 MR. RUIZ: What lighting will be on
7 the building. We do have entrance lights.
8 MS. NEMECEK: You'll also have some of
9 the outdoor areas. Will you have bollard
10 lighting, overhead lighting, will you have
11 things on the wall? We need to know what they
12 look like.
13 MR. RUIZ: Okay.
14 MR. LUCA: Also -- this is my opinion
15 as an architect -- I understand what you're
16 doing with the bottom/top. It represents a
17 brownstone in a sense. I think to give it more
18 scale, maybe the windows should have some kind
19 of grill pattern. Again, I don't want to --
20 you have like a triple window, the center
21 windows are larger than the two windows which
22 are operable. I'm only giving my opinion, I
23 prefer windows to be equal like three the same

24 size maybe with a grill. It will give it more
25 scale and make it look more residential than

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1 EASTCHESTER ARB - 9/3/15

2 commercial in a sense.

3 MR. RUIZ: Okay. We'll look at that.

4 There are some that like equal.

5 MR. LUCA: A traditional brownstone in
6 the city, you know, in the 1920's '30's will
7 have a grill pattern in a sense.

8 MR. RUIZ: This has been going back
9 and forth where some of us like it all equal,
10 some of us like it bigger. The thing with the
11 bigger one in the middle is to create a picture
12 window type look.

13 MR. LUCA: I understand. As an
14 architect, I think that's dated.

15 MR. RUIZ: My house has three equal
16 panes. We could definitely look at that.
17 That's not a problem at all.

18 MR. LUCA: Also, to give it more scale
19 or more of a residential feeling, I know you
20 have to have your balusters four inches on
21 center on your railings, but maybe you could do
22 a different detail like a cross to kind of give
23 it a little more scale or kind of like a more
24 residential feel in the sense. Just little
25 things like that.

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1 EASTCHESTER ARB - 9/3/15

2 MS. UHLE: Could you say that again?
3 I missed that.

4 MR. LUCA: On the balconies instead of
5 just having a typical four inch rail, every
6 four inches a baluster, maybe a little more
7 detail maybe like a cross. I'm trying to give
8 it more scale. I think it really is very
9 important regarding what kind of HVAC units
10 you're going to use. For example, the window
11 on the second level you don't have enough room
12 to put a grill because your cast stone is right
13 there. That cast stone would have to drop
14 basically to the first floor level because the
15 unit usually sits on the floor.

16 MR. RUIZ: That's one of the debates
17 we're having too, because we could go to a PTAC
18 which would put the grills to the side rather
19 than underneath, but that has been decided yet.

20 MR. LUCA: Again, a continuous grill
21 under the whole window would look nicer than
22 one on one side because you'll have the brick
23 and then it will stop. It kind of throws all
24 the balance off.

25 MR. RUIZ: Okay. Absolutely.

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1 EASTCHESTER ARB - 9/3/15
2 MS. NEMECEK: In your landscape plan,
3 you show a tree at the front but it's not in
4 any of your renderings. You only have the
5 three shrubs listed. And also, what will you
6 have on the rooftop garden? Did I see a
7 pergola illustrated on one of the rooftops? A
8 pergola was on one of the rooftop
9 illustrations?

10 MR. RUIZ: Yes.

11 MS. UHLE: I think they're going to
12 have to detail out the design of the rooftop
13 garden more.

14 MR. RUIZ: The fencing -- again, in
15 the elevations, the fencing actually sits back
16 10 feet from the edge of the building. So the
17 pergola is 20 feet back from the edge of the
18 building and that's why it kind of didn't show
19 up in some of the renderings. We could show
20 that.

21 MS. NEMECEK: It would be nice to see,
22 because I don't have any of the rooftop
23 information on the set of drawings that I got.
24 I did notice on your detail sheet that you have
25 tree protection and grow protection; what is

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1 EASTCHESTER ARB - 9/3/15

2 that for?

3 MR. NESTER: That is just general site
4 plan issues with regards to the site plan
5 package that was before the Planning Board.

6 MS. NEMECEK: Okay. Are you going to
7 maintain trees on the site?

8 MR. NESTER: I don't think there are
9 any trees on the site. There's one tree
10 that's, I think, in pretty bad condition. It
11 would be all new street-scapes on all three
12 sides. Majority of the landscaping on this
13 project is done within the right-of-way of the
14 town.

15 MS. NEMECEK: They're nice
16 illustrations, but they're really hard to read
17 at this scale. They're really tiny.

18 MS. UHLE: I have a feeling the
19 rooftop garden and the courtyard are still sort
20 of generic illustrations. So I think you need
21 to detail those out more as well.

22 MR. NESTER: That is correct.

23 MS. UHLE: You can correct me if I'm
24 wrong, compared to the other large scale
25 development that we saw, that one there were

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1 EASTCHESTER ARB - 9/3/15

2 significant changes to just the style of the
3 architecture, the materials. It sounds like
4 you're still working within this framework but
5 just asking for much more detailed information
6 but not significant changes to the
7 architecture.

8 MS. NEMECEK: It's very cohesive, it's
9 just that need we need to pick out a few more
10 of the little parts.

11 MR. RUIZ: Okay. I agree.

12 THE CHAIRPERSON: I know this kind of
13 sits down from the hill in that area; will they
14 be able to see the rooftop gardens or with that
15 be just really only visible from --

16 MR. RUIZ: I don't think any of the
17 single families can.

18 THE CHAIRPERSON: From up on the hill
19 maybe? No? Because it's nice.

20 MR. RUIZ: The highest building is
21 about two blocks away that you have on the
22 corner there.

23 THE CHAIRPERSON: Those homes coming
24 down the hills, you know, there that sit up
25 high, I don't know if they have a view of that

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1 EASTCHESTER ARB - 9/3/15

2 or not really.

3 MS. UHLE: I don't think they're that

4 high, and I think there are existing trees.

5 MR. LUCA: It is a pretty steep
6 incline to 22.

7 MS. UHLE: It is. In your computer
8 generated models don't you have it illustrated
9 coming down the hill at all? I can't remember
10 from previous demonstrations.

11 MR. NESTER: I don't think it does go
12 down the hill. It goes up Summerfield, makes a
13 left on Dunwoodie.

14 MS. UHLE: But not up the hill.

15 MR. NESTER: We could provide
16 snapshots to you based on that model and show
17 the relationship from what you would see.

18 MS. UHLE: Do you want to open the
19 public hearing?

20 THE CHAIRPERSON: Sure. I would like
21 to make a motion to open Application 12-57 for
22 a public meeting.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

25 (All aye.)

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1 EASTCHESTER ARB - 9/3/15

2 THE CHAIRPERSON: Good evening.
3 Welcome. Introduce yourself, please.

4 MR. GALANEK: Good evening, everyone.
5 I'm Charlie Galanek from Potter Place.

6 This project has been going on for a
7 couple of years. A couple of things I would
8 like to inject is we're talking about a five
9 story plus building in a one or two story
10 neighborhood. It's out of character. This
11 project is too large not only for it's
12 surrounding homes and shared business
13 buildings, but how is it being squeezed into a
14 non-conforming sized lot? What happens if the
15 underground parking can't be built due to the
16 water problems? It was mentioned and asked
17 about piles. Well, they said they're hoping
18 they're not going to have to do that, but they
19 did percolation tests. If I remember correctly
20 from former meetings, I think they did five
21 pilot tests. So when they bored five different
22 holes, how deep were they; did they hit any
23 water? Probably not, according to them, if I
24 remember what they said. So they did five.
25 Where were those five? Were they where the

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1 EASTCHESTER ARB - 9/3/15
2 garage is going to be? That would be a good
3 thing to look at, because if the piles have to
4 come into play and it's still a problem that
5 they can't build the garage underneath, then
6 where is the garage going to go?

7 MS. UHLE: Mr. Galanek?

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MR. GALANEK: Yes.

MS. UHLE: If that were the case, if this were approved and the applicant submits an application for a building permit, it will be reviewed by a civil engineer and a structural engineer, and if they can't build it, they can't build it. They're going to have to be able to build it in accordance with all the requirements of the New York State Building Code. A structural engineer will be reviewing the engineering and construction drawings. So if for some reason it's impossible to build, they can't build it. That's not really something that this board considers. This board is looking at the aesthetic issues of the architecture. The variances have been granted and the construction process will be in accordance with all the other rules and

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EASTCHESTER ARB - 9/3/15

regulations that every other building has to comply with.

MR. GALANEK: Thank you again, Mrs. Uhle, but that wasn't where I was going. If they have to sink piles and still build and that's what they have to do to accomplish the building, then what's going to be the height of the building? It's not go to be five stories

10 any longer. It's going to be more than five
11 stories. Unless you're going to just take a
12 story away from them and it won't be 92 units
13 anymore.

14 MS. UHLE: It can't be any more than
15 five stories. It can only be what is proposed
16 in those illustrations there regardless of
17 pilings or construction. It can be no higher
18 than the Zoning Board granted the variance for.
19 It can be no more than five stories.

20 MR. GALANEK: This is the same
21 building that's going on a lot that's going
22 right to the edge of the property and they got
23 variances on that. So as a citizen of the area
24 and of the town, can I then take it that it
25 will never go higher than five stories?

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1 EASTCHESTER ARB - 9/3/15

2 MS. UHLE: Yes. It would have to come
3 back before the Zoning Board.

4 MR. GALANEK: It would have to come
5 back but it could be granted a variance; is
6 that possible?

7 MS. UHLE: If some time down the
8 future if for some reason they wanted to
9 request building another one story or another
10 36 stories, they certainly could come before
11 the Zoning Board and request that.

12 MR. GALANEK: Especially if they had a
13 situation where they couldn't build a garage
14 underground and they had to build upright.
15 Thank you.

16 The other thing is, when we have this
17 garage going, I don't think I heard tonight how
18 many cars are actually going in this garage.
19 We have 92 units, and this building is not like
20 the same type of building that we have
21 currently on Jackson Avenue, which is more a
22 senior citizen home, this is from age 55 and
23 older, which is more like for working people
24 that still haven't retired and may be
25 collecting pensions and stuff, so it's very

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1 EASTCHESTER ARB - 9/3/15
2 conceivable that the tenants, the individuals
3 that are going to rent these apartments are
4 going to have more than one car. So one of the
5 things to ask is: What's going to happen with
6 all these extra cars? That's going to be cars
7 that are going to be around the neighborhood.
8 So maybe you might think that maybe some people
9 might not think that's architectural situation
10 but for the rest of the community it is,
11 because where do we put the cars? Then it
12 doesn't take much to remember the fun that all
13 of us town residents and people in the

14 Northeast had in the last two years with snow.
15 The town doesn't allow you to park in the
16 nighttime on the streets from 11 to 7 in the
17 morning, so where are all these extra cars
18 going? They can't park on the street. There's
19 a big problem there. So the question is: How
20 many parking spaces are there in this garage?
21 Is there going to be piling?

22 The other thing is that the railing
23 that we're going to have up on the roof, what
24 is the height of that railing? The reason why
25 I ask that, it's not just people 55 and over,

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1 EASTCHESTER ARB - 9/3/15
2 they could possibly have children or
3 grandchildren. Most buildings don't allow you
4 on the roof and this whole concept this is
5 where the residents are going to be allowed. A
6 bad situation is someone goes on the roof and
7 they're not very happy with their life, there's
8 a strong possibility if that railing is low
9 someone could possibly use that as an escape of
10 their life. If that happens, then what happens
11 to the rest of the tenants? Do they then deny
12 everyone from going up there? I know these are
13 kind of things that you normally might not
14 think about, but I'm asking you to consider
15 them when you're thinking about a project that

16 is so large in a neighborhood with one and two
17 story houses. Thank you.

18 THE CHAIRPERSON: Maybe the gentleman
19 from John Meyers, if you could just address the
20 parking issue. I was just trying to see if
21 there was a total number here.

22 MR. NESTER: Sure. My apologies.
23 There's 101 parking spaces proposed and two
24 parking levels below the first floor.

25 MS. UHLE: We had a traffic engineer

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1 EASTCHESTER ARB - 9/3/15
2 spend quite -- the Planning Board went through
3 a detailed SEQRA process looking at traffic and
4 parking conditions in the area, and the Zoning
5 Board and both the Planning Board retained a
6 traffic and parking engineer to review all the
7 issues related to parking and traffic. Again,
8 other than just general information for your
9 purposes, this meeting is the aesthetics. The
10 environmental issues have been thoroughly
11 addressed over a two year process before the
12 Planning Board and the Zoning Board.

13 MR. NESTER: The parking plans --

14 THE CHAIRPERSON: Is there parking
15 outside?

16 MR. NESTER: No. There is existing
17 parking on Montgomery, which I believe we are

18 adding a couple of spaces, but we cannot take
19 credit for it because they're metered spaces on
20 town property.

21 MS. UHLE: All the proposed parking is
22 within the parking garage.

23 THE CHAIRPERSON: Okay.

24 MR. NESTER: Which the plans are -- I
25 think it's SP4A that shows the plans.

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1 EASTCHESTER ARB - 9/3/15

2 THE CHAIRPERSON: Someone else? Sure.

3 MR. DEFELICE: Peter DeFelice. It
4 seems that this Board is only concerned with
5 the building. Now, one point, as long as we're
6 talking about snow, when the snow comes down,
7 who is going to pick up that snow? Where is it
8 going to go? The sidewalks are very narrow and
9 the space for a hundred cars you've got to
10 get -- when it's snowing, you got to get that
11 cleaned off. So who's going to pick it up and
12 where's it going to go?

13 THE CHAIRPERSON: The cars are all
14 inside. They're in the garage.

15 MR. DEFELICE: Excuse me.

16 THE CHAIRPERSON: The cars are inside.
17 They're all in the garage, so there shouldn't
18 be any snow in the garage.

19 MR. DEFELICE: But outside -- isn't

20

there outside garages?

21

MS. UHLE: No.

22

THE CHAIRPERSON: No. It's all

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inside.

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MR. DEFELICE: Now another thing, I

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enjoyed the film that was there. When he was

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EASTCHESTER ARB - 9/3/15

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showing the film, is that for blind people to

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look at? I happen to have an eyesight, and

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it's amazing how on the street there,

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Summerfield, you got repair shops, all repair

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shops. I didn't see that in the film. All the

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streets that we saw, they were so paved.

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Everything was so level. Are they going to

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also take care all of the streets making sure

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that they're all level? That's what shown in

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the film they showed us. Another thing, do

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they have balconies up there? Do they have

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balconies in some of the floors?

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MS. UHLE: Balconies?

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MR. DEFELICE: Balconies.

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MS. UHLE: Yes, they do.

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MR. DEFELICE: How high is the gates

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or the guardrails?

19

MS. UHLE: Again, they're going to

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have to have comply with the New York State

21

Building Code. 36 inches. They're going to

22 have to comply with the New York State Building
23 Code, which according to Mr. King is 36 inches.

24 MR. DEFELICE: You got to consider you
25 got senior citizens up there and they're

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1 EASTCHESTER ARB - 9/3/15
2 enjoying the hot sun and having a coffee or
3 cake, whatever it might be, and a fellow gets a
4 stroke and jumps right over, goes right over.
5 I don't think that may be high enough to have
6 that size of a guardrail. That's to be
7 considered. Upstairs do they have the same
8 thing, a garden apartment in the roof where
9 they can go? Same thing applies up there. How
10 can you take care of these people if something
11 comes up? Where is the fire department going
12 to come in if something is happening in the
13 building? If you got all the cars on the
14 street from the repair shops that are there and
15 you got the homes over there, how are these
16 fire trucks going to get up there and put the
17 ladder to rescue these people? They're
18 seniors, you got a lot of people that are
19 getting ill, you got to get EMS to go over
20 there, now they have enough room that these
21 people can go in there? I don't know.

22 Another thing, what happened to the --
23 I hear no talk about the pipe that's supposed

24 to be leaking that's caused all the water to
25 drain down to the main street there. Have they

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2 taken care of that? Have they taken care of
3 that, or is that going to be left to somebody
4 else to be taken care of?

5 MS. UHLE: Are you talking about storm
6 water now or sanitary sewer?

7 MR. DEFELICE: The last meeting I
8 attended, there was a pipe.

9 MS. UHLE: That's something that
10 they're addressing before the Planning Board.
11 They will come back to the Planning Board, and
12 at that point they have to clarify how they're
13 dealing with an INI issue with the sanitary
14 sewers. So they're going to present an option
15 for addressing this INI issue with the sanitary
16 sewers. Again, that's not anything that they
17 would present to this board, they would present
18 to the Planning Board.

19 MR. DEFELICE: I want to bring up to
20 the board that these things exist, and they
21 haven't guaranteed us -- it's nice to talk
22 about it, but I don't see it in black and
23 white.

24 MS. UHLE: The project hasn't been
25 approved yet, that's why it's still going

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2 before the Planning Board so the Planning Board
3 can tie up loose ends.

4 MR. DEFELICE: Well, isn't this board
5 going to get together with the board to discuss
6 what's been said here and to look at these
7 points that's been brought up?

8 MS. UHLE: Well, this board is
9 supposed to be looking at the aesthetic
10 characteristics of the building. Actually,
11 this board will not be getting together with
12 the Planning Board. Most of these issues have
13 already been addressed before the Planning
14 Board, and the Planning Board is expecting that
15 the applicant will be able to respond to these
16 questions when they appear before the planning
17 Board. So a lot of the issues are very good
18 questions, but they're questions that the
19 Planning Board will address not this board.
20 This board is looking at the aesthetics of the
21 building and of the architecture. Things
22 related to parking, fire safety, noise levels,
23 drainage, sanitary sewer, that is all the
24 Planning Board. The Planning Board has already
25 looked in great detail at a lot of those

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2 issues. There are still some outstanding
3 issues, which is exactly why the applicant is
4 required to come back before the Planning Board
5 to deal with some of those issues.

6 MR. DEFELICE: I understand that, but
7 you're the guiding woman that attends both
8 meetings so I think it's your job to mention to
9 the other boards what's going on, what the
10 public is interested in finding.

11 MS. UHLE: I will and I do. All I'm
12 saying is that at this particular meeting we're
13 get off track right now. We're here to look at
14 the aesthetics of the architecture. I just
15 mentioned to you I understand there are
16 concerns about sanitary sewer, I understand
17 there is a misunderstanding possibly about
18 storm drainage, you have concerns about fire
19 safety. Those are all issues that I'm happy to
20 let the Planning Board know that you have
21 concerns about, but those are not issues that
22 this board can address.

23 MR. DEFELICE: I realize that this
24 board -- you told me that before -- this board
25 can only do this thing, but as I say you're the

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guiding boss in here and you have two meetings that you attend and it's your job to notify what the public -- what the objection of the public is.

MS. UHLE: Yes, it is, and I always do that.

MR. DEFELICE: I didn't hear you say anything at the early part of the meeting of the objection that the public has about this building. Nothing has been said.

MS. UHLE: I think I said it a couple of times.

MR. DEFELICE: The architect made their pitch but nothing else was said about it. Nothing was said that the public is interested, that the repair shops, and also I told you about the fire trucks that are there, and the EMS coming in there, and the snow when it comes down there where is it going to go?

MS. UHLE: Again, Mr. DeFelice, I agree with you the question with regard to snow removal that's a great question, but that's a question for the Planning Board. Yes, I'm happy to refer your questions to the Planning

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Board, but we can't answer them now.
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3 MR. DEFELICE: You should bring it up
4 when I come to the next meeting. I want to
5 hear you tell the board all of these things
6 that I just pointed out and what other people
7 brought up. Let them know what the public
8 objects to.

9 MS. UHLE: Absolutely. Okay.

10 MR. DEFELICE: I'll be here. Scout's
11 honor.

12 THE CHAIRPERSON: If you have more,
13 please step up to the podium.

14 MR. SWEENEY: Good evening, Board
15 members. My name is Frank Sweeney. I live at
16 22 Lakeview Avenue.

17 As you may be aware, this project has
18 been going on 27 months, and I know that your
19 responsibility is aesthetics. I want to thank
20 the developer for a wonderful movie this
21 evening. It kind of tells the story like it
22 is, but the real story is aesthetically this
23 happens to be 3200 square feet in a
24 neighborhood that Joe has identified a lot of
25 single homes, multiple family homes, and again,

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2 the pictorial that you saw in the movie is
3 3200 square feet. Now, if the intent is to
4 keep the 92 residents in the building and on
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5 the roof and not walk around the neighborhood,
6 it may be a good deal.

7 As a matter of fact, I'm impressed
8 with the building itself because it's really a
9 rose in an area of town that's desperate for
10 something to happen, desperate. We would like
11 to get behind it and we have been behind it in
12 terms of trying to make it work. I think your
13 aesthetic value when you walk around the
14 neighborhood, this thing is going to blow your
15 mind. I don't know if you've taken a walk down
16 Summerfield from the top of the hill down. You
17 raise an interesting question: Are they going
18 to be looking at mechanicals? You can do that
19 when it's completed. The other idea is that
20 this is a long term project. We've been into
21 it for 27 some odd months. It's going to be
22 another two or three years before it's built in
23 terms of completion. I hope I'm still here.
24 In terms of getting this done, we would like to
25 move it along, but I would like to at least

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2 provide you with the opportunity to walk the
3 streets, walk the movie, and put it into
4 perspective. Amen.

5 THE CHAIRPERSON: Thank you. If you
6 have more to say, please just step up.

7 MR. GALANEK: Once again, thank you
8 for your time letting the public speak, and I
9 hope at the end of this meeting that the public
10 will still have a voice to speak at another
11 meeting and it won't be closed to the public
12 tonight, that it will be a continuation to let
13 us, the public, speak. I want to thank you for
14 your time for listening to us.

15 The other thing is Frank said, and as
16 I said also, if you look at the character of
17 the neighborhood, the sizes of the building,
18 this is a phoenix growing out. It doesn't
19 belong in this neighborhood. If this was Garth
20 Road and at the edge of Brook Street and Garth
21 Road with the other houses, the other
22 buildings, then it would blend in. There is no
23 other structure in this neighborhood this large
24 and the project is right to the very edge of
25 the building lines. It's not even with the

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2 conformity of setbacks. It's right up to the
3 line. When you see that back wall that's
4 facing west, at one time it was just a blank
5 wall that you would have seen if you were
6 coming east from Brook Street or up Summerfield
7 or Montgomery, all you would have seen is this
8 big four story, five story brick wall. They
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9 ended up putting some type of stairwells in and
10 stuff to try to make it look a little bit
11 aesthetically more pleasing. Just think when
12 you do walk by, and I know you will walk by, to
13 see what the concept of this development will
14 look in a neighborhood with all one and
15 two story homes. Thank you again for your
16 time.

17 THE CHAIRPERSON: We certainly will
18 keep the public meeting open because we
19 certainly have more to see, and I'm sure what
20 you'll bring next time there will be more to
21 discuss. I do encourage you to go to the
22 Planning Board with the issues that belong
23 there that they can address, because we really
24 can't.

25 MS. UHLE: I want to clarify, I don't

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2 want to discourage you from raising some of
3 those issues, but they're truly ones that need
4 to be raised before the Planning Board and a
5 lot of them are very valid points. I believe
6 they're planning to come to the Planning Board
7 meeting at the end of this month,
8 September 24th; correct?

9 MR. NESTER: Possibly.

10 MS. UHLE: I think that was the intent
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11 possibly. Otherwise, if they don't come back
12 to the Planning Board in September, you'll come
13 back to the ARB in October under any
14 circumstances.

15 THE CHAIRPERSON: So at this point,
16 our request is that you do return to us in
17 October with the requested larger scale
18 drawings, more details, and as far as what
19 you're doing if the heating and cooling is
20 going to affect the facade in any way. However
21 they're heated and cooled is another issue, but
22 if it's going to affect the facade that's what
23 we want to know. Okay?

24 MR. NESTER: Thank you.

25 THE CHAIRPERSON: Anything else? Any

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2 other comments?

3 (No comments.)

4 MR. NESTER: Thank you very much.

5 THE CHAIRPERSON: Good night. Thank
6 you for coming.

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9 (MEETING ADJOURNED.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) Ss.

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
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15 ability.

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 21st day of September, 2015.

22

23

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Court Reporter

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