EASTCHESTER ARB - 10/6/16

THE CHAIRPERSON: Good evening,
everyone, and welcome to the October 6th, 2016 Architectural Review Board meeting for the town of Eastchester. Please rise for the Pledge of Allegiance.
(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Roll call, please, Margaret.

M.S. UHLE: Carlos Garcia-Bou.
M.R. GARCIA-BOU: Here.
M.S. UHLE: Enda McIntyre will be here, he's running 15 to 20 minutes late.

Laura Raffianni.

THE CHAIRPERSON: Present.
M.S. UHLE: Jennifer Nemecek.
M.S. NEMECEK: Here.
M.S. UHLE: Silvio Luca.
M.R. LUCA: Here.

THE CHAIRPERSON: The first item on the agenda tonight is -- we have a couple of old businesses -- 183 Beech Street, Application 16-46.

M.R. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs.

Basically in response to our previous meeting, just an idea of what I tried to do. Ultimately what I tried to do is simplify the materials on the elevation as well as the accents in order to create more of a defined style. That's basically about it.

THE CHAIRPERSON: This style is --
M.R. MAIORANO: It goes more towards a Tudor style than the last one was mixed with other type of stuff.

THE CHAIRPERSON: And the materials are?

M.R. MAIORANO: Basically the materials are, the front bottom half is going to be a real thin stone veneer, the top portion of the front elevation is stucco with AZEK trim, half timbers, and the rest of the house is clad with fiber cement board siding. The windows are Andersen 400 series with SDL dividers, and the garage door and front door are as depicted in the elevation. The trim and soffit are all white AZEK trim.
EASTCHESTER ARB - 10/6/16

1 THE CHAIRPERSON: We like that.
2 MR. MAIORANO: Okay.
3 THE CHAIRPERSON: And the materials on
4 the garage door and the front door?
5 MR. MAIORANO: The garage door is a
6 Canyon Ridge. It's a composite overlay wood
door, as well as the Therma-Tru entry door.
8 It's, I believe, an oak stain, natural oak
9 stain finish on the garage door but it's a
10 composite wood overlay.
12 MR. GARCIA-BOU: The finish on the
13 garage door is like --
14 MR. MAIORANO: It's a wood. It's a
15 composite wood overlay.
16 MS. UHLE: Adamo, I think in addition
17 to modifying the facade of the house, I think
18 you did relocate the HVAC condenser units
19 because the resident at 185 Beech Street was
20 concerned about those. So they are now on the
21 rear, if you're looking towards the house, left
22 side of the house?
23 MR. MAIORANO: Left side of the house,
24 yes.
25 MS. UHLE: Thank you.

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EASTCHESTER ARB - 10/6/16

1 MR. OESTREICHER: Hi. My name is
2 David --
3 MS. UHLE: Excuse me --
4 THE CHAIRPERSON: You need to speak to
5 the Board. You're behind the mic.
6 Good evening.
7 MR. OESTREICHER: My name is David
8 Oestreicher. My family has lived right across
9 the street from the proposed house since 1972.
10 I must say the thing that has
11 disappointed me the most is that it seems like
12 just about every tree on the property has been
13 ripped down. There was one tree that must have
14 been a hundred years old, and I think it's
15 going to even be more digging there because
16 there's a water pipe that's underneath there
17 and to get rid of the tree stump or the trunk
18 that's still standing the whole street is going
19 to have to be ripped up. Those trees on Forbes
22 Boulevard were just the glory of the street.
23 There are very few streets you could go to in
24 Eastchester that have such beautiful tall
25 trees. I just don't see the sense --

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EASTCHESTER ARB - 10/6/16

1 MR. GARCIA-BOU: I have a question on
2 your drawing A-3; you're showing three
3 elevations?
4 MR. MAIORANO: So that's the composite
5 of the street-scape. The house to the left is
6 what was in the previous meeting, that's 181
7 Beech Street; and the house to the right is the
8 front elevation of the residence on the
9 right-hand side.
10 THE CHAIRPERSON: That's already
11 existing, somebody else's home?
12 MR. MAIORANO: Yes.
13 THE CHAIRPERSON: Any more questions
14 or comments from the board?
16 MR. LUCA: I think he answered all the
17 questions.
18 THE CHAIRPERSON: I would like to -- I
19 think it's still open, right, we left it open
20 at the last meeting?
21 MS. UHLE: Yes.
22 THE CHAIRPERSON: Is there anyone from
23 the public who would like to get up and talk
24 about this application at 183? Please come up
25 to the microphone, if you would.

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in a positive way and we appreciate that, and
I'm sure the neighbor will appreciate that you
moved the condenser at their request. I'm sure
that will make them happy too.
I would like to make a motion to pass
this application along to the Planning Board
with a recommendation of approval. I don't
think there were any --

THE CHAIRPERSON: No.

MR. MAIORANO: Thank you very much.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Next up is 65 Lake
Shore Drive.

MS. UHLE: While they're setting up, I
was just going to point something out to you.

THE CHAIRPERSON: Okay.

MS. UHLE: I think you know that this
application appeared before you a couple of
months ago and you asked the architect to bring
back some additional information. Since that
time, the applicant hired a different
architect. So I just wanted to say I would

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review this as a completely new application now
and not compare it to what was proposed before.

THE CHAIRPERSON: Okay.

MR. IANNACITO: Good evening. My name
is John Iannacito. I'm an architect, and I'm
representing Mr. and Mrs. Lenghel this evening,
the owners of the subject property.
We are proposing additions and
alterations existing residence located at 65
Lake Shore Drive. The proposed scope of work
will include partial demolition of the existing
residence on the left side of the existing
residence and construction of a two story
addition on the left side. The portion that's
going to be demolished is highlighted here in
yellow within the pink, and then the pink line
represents the new addition.

I'll wait for him. I'll just quickly
start over. As far as the proposed scope of
work, we're proposing a partial demolition of
the existing residence and construction of a
two story addition on the left side of the
existing house. The portion that will be
demolish is highlighted here in yellow, and the

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EASTCHESTER ARB - 10/6/16

2 black finish. The trim boards at the soffit
3 and the eaves and the rake boards will be an
4 AZEK material painted to match the roof. The
5 gutters will be aluminum to match the color of
6 the roof. The garage doors will have a black
7 frame, so black rails with glass panes. We
8 have samples of the roof, the stucco, the AZEK,
9 I have a cut sheet on the garage doors.
10 MR. MCINTYRE: Clear glass on the
11 garage doors?
12 MR. IANNACITO: It's clear glass, yes.
13 Here's the roof, window, AZEK which will be
14 painted black, stucco, this is the roofing
15 texture, and then a cut sheet on the doors.
16 MR. LUCA: The garage doors are
17 frosted?
18 MR. IANNACITO: No, they're going to
19 be clear glass.
20 MR. MCINTYRE: Tinted?
21 MR. IANNACITO: Tinted glass.
22 MR. LUCA: So you could see right into
23 the garage?
24 MS. UHLE: No, they're tinted.
25 MR. IANNACITO: I think in the
26 one either.

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EASTCHESTER ARB - 10/6/16

1 catalogue cut there they have the different
2 types of glass. There is a clear version and
3 then another one that's not totally frosted
4 that you could still see through but not clear.
5 THE CHAIRPERSON: And the gutters are
6 not shown on the picture; right? You said
7 they'll be black then?
8 MR. IANNACITO: They will be black,
9 yes. I mean, we could make them the same color
10 as the stucco on the 11ers and keep the black
12 around the perimeter.
13 MS. NEMECEK: I think when the gutters
14 were black, they're going to kind of frame the
15 house.
16 THE CHAIRPERSON: The liters you mean?
17 MS. NEMECEK: Yes. I just think it
18 would be better if it was the same color as the
19 stucco.
20 MR. IANNACITO: We could make the
21 liters the same color as the stucco, and then
22 make the gutters that run along the fascia the
23 color of the roof.
24 THE CHAIRPERSON: Do you have anything
25 on the roof for like snow guards?

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1 plant lots of annuals.
2
3 MR. IANNACITO: They're a little
4 small. I think we'll do a little more than
5 that.
6
7 MS. NEMECEK: And will you have that
8 little ridge in your driveway, that little
9 curb, semicircular curb in your driveway like
10 this?
11
12 MR. IANNACITO: Where the plants are?
13 MS. NEMECEK: Yes.
14 MR. IANNACITO: Yes. It also includes
15 the area in the right-of-way, so it becomes a
16 larger area.
17
18 THE CHAIRPERSON: Any other comments?
19 MR. LUCA: I like it.
20 MR. MCINTYRE: It looks good.
21 THE CHAIRPERSON: I make a motion to
22 send Application 16-35 along to the Planning
23 Board with a recommendation of approval.
24 MR. MCINTYRE: Second.
25 (All aye.)
26 MR. IANNACITO: Thank you. Have a
27 nice evening.
28
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30
31 EASTCHESTER ARB - 10/6/16
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33 MR. DEMASI: Good evening. Hi. My
34 name is Lou Demasi. I'm the architect on
35 behalf of the applicant.
36
37 What we're proposing to do here is to
38 rebuild a house on the existing lot. The
39 existing house -- I'll swing back and forth --
40 the existing house is shown as the dotted line
41 here. It doesn't really work well with the
42 site. The driveway is very close to the
43 corner, and it made it hard to kind of think
44 about doing a decent addition on here for what
45 the homeowners' need. So the ultimate
46 decision -- plus, the foundation was in poor
47 shape so to do a second floor addition was
48 going to be tough to this house. So we
49 ultimately decided to pursue a new house. What
50 we ended up doing was reposition the driveway a
51 little further down located here. It makes it
52 better pulling out of the driveway, not getting
53 into an accident kind of situation. In doing
54 so, we are also moving the house away from the
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EASTCHESTER ARB - 10/6/16

THE CHAIRPERSON: Do you know if they have plans of replacing it with something?

MR. DEMASI: Yes. We're working on a landscape plan. Obviously, we're not going to be doing that caliber of tree, but we're going to come up with a landscaping plan to you know, satisfy the homeowners.

THE CHAIRPERSON: If it's in the right-of-way, would the town replace it?

MS. UHLE: Sometimes they may or sometimes they may ask an applicant to replace a tree in the right-of-way but then the town would be responsible for maintaining it. I could check with the highway superintendent to see if there are any plans there. Certainly, as part of the landscape plan, maybe you would like to propose some larger canopy trees to replace the couple that you're taking down.

MR. DEMASI: We're working with a reputable landscape architect who has done work in Eastchester, so we'll come up with a decent plan.

THE CHAIRPERSON: Any questions from the board or do you want me to open it up?

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EASTCHESTER ARB - 10/6/16

MR. MCINTYRE: You can open it.

THE CHAIRPERSON: I would like to make a motion to open up application -- what's the number?

MR. DEMASI: 16-56.


MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Now is a good time to come up and talk about this one.

MR. OESTREICHER: Thank you. You know, I just find that whether it's sometimes the town itself or sometimes people putting in a new house, people are overly trigger happy to get rid of those trees, and we always hear that they're going to be replaced and it's going to be wonderful. We had right at 19 Forbes Boulevard a beautiful tree that must have been close to a hundred years old, and it never posed any kind of a danger, but each year it was thinned out until it was nothing but a toothpick, and finally it was killed and the...
EASTCHESTER ARB - 10/6/16

to welcome our new neighbors. We're excited about that.
So I only have one question, which is that is -- I don't know whether studies have been done as to what the actual, you know, ground is, what will be underneath the ground, but if for some reason when the footings are dug down to put that new foundation in for this house, if it's for some reason not able to be done -- for instance, we all know California Ridge, ridge being the operative word, there's a lot of rock, etcetera, underneath all of our homes, all the areas -- if there is going to be a change in how the home will be situated on the property, would neighbors be notified and what percent of change would have to occur before it would come back to Architectural Review?

MS. UHLE: I can answer that. If it were going to change in terms of how it was situated, unless we're talking about a couple of inches one way or the other, it would have to come back to the Architectural Review Board and the Planning Board again. I don't believe

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EASTCHESTER ARB - 10/6/16

that that has ever happened where somebody because of rock -- they may have decided not to build a basement or something like that, but I don't think that's every occurred where somebody had to actually relocate the house. The ARB is looking more at the aesthetics of the architecture. When it gets to the Planning Board, they're actually looking at the site planning issues, which includes the placement of the house and the placement of the driveway. So if those were to change, it would have to come back before the board and you would be notified.

MS. GRANDEFDL: Okay. Thank you very much.

THE CHAIRPERSON: Anyone else for 18 Forbes? Board members, any questions or comments?

(No comments.)

THE CHAIRPERSON: Do you have materials with you or it's just the listing?

MR. DEMASI: I have a listing on the drawings. The siding is going to be a HardiePlank. We're going to do a shingle at

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EASTCHESTER ARB - 10/6/16

the top and beveled siding on the bottom which is going to be a gray color just like the rendering.

MR. LUCA: What type of shingle?

MR. DEMASI: I'm sorry.

MR. LUCA: What type of shingle.

MR. DEMASI: It's a HardiePlank shingle.

MR. LUCA: HardiePlank.

MR. DEMASI: Yes.

MR. LUCA: And the clapboard as well?

MR. DEMASI: The clapboard will be HardiePlank.

MS. NEMECEK: In the same color?

MR. DEMASI: Yes. It just gives it a nice appearance when you use two different textures, and it's going to be offset by a white band that breaks it up a little bit. All the trim is AZEK, the composite material, it's going to be white. The front door is going to be a natural mahogany color. We're going to go with the garage is also mahogany color in a composite material. The roof shingles are going to be a Grand Manor architectural asphalt

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/6/16

shingle, and the stone is just going to be a natural stone for the fireplace.

MR. LUCA: How about the windows?

MR. DEMASI: I'm sorry.

MR. LUCA: What type of windows?

MR. DEMASI: The windows will be Andersen white.

MR. LUCA: SDL?

MR. DEMASI: Simulated divided light, yes.

MR. MCINTYRE: The rear terrace, is that blue stone also?

MR. DEMASI: That will be a blue stone, yes, and the pergola above it will be white in color. It's not going to be pressure treated or anything, it's just going to be white.

MR. MCINTYRE: Just a matter of interest, you show a couple of steps off each of those sliders off the family room and breakfast room; you have to step down onto that terrace?

MR. DEMASI: Correct.

MR. MCINTYRE: Is there any reason you

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EASTCHESTER ARB - 10/6/16

MR. DEMASI: I'll bring it to you.

The brownish color.

MR. LUCA: The foundation is just stucco?

MR. DEMASI: It's not stucco, it's a cement wash which is going to be cement color. It's usually hidden by shrubs and stuff, so there is not too much stuccoing we have to do with that.

MR. MCINTYRE: Anybody else want to see this? I guess the lighting --

MR. DEMASI: So the light fixture is similar style to what's on here; two at the front door and we're going to be locating two at the garage and also outside of the patio we'll locate another two on the other side of the door.

MS. NEMECEK: And the side door with the portico; right?

MR. DEMASI: Correct, yes. Thank you.

MR. LUCA: The trim around the windows is --

MR. DEMASI: Is a white AZEK, yes.

MR. LUCA: What dimension is that; is

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EASTCHESTER ARB - 10/6/16

observation.

MR. DEMASI: It's going to be a field thing, you know, with the grades and stuff. Obviously, if we could eliminate a step, we would like to do that. Again, the terrace, I don't want it to be raised up too much out of the ground.

MR. MCINTYRE: It's a little cumbersome stepping in and stepping out. If it was on grade, I think it would be more -- that would be my preference. But again, I just wanted to ask the question.

Can you put the rendering up again, please. So the stone, is that all like a cultured stone or is it natural stone?

MR. DEMASI: Yes, it's going to be a cultured stone two inches thick and it's going to be applied with a wired mesh.

MR. MCINTYRE: Do you have any visual sort of representation of that color?

MR. DEMASI: It's in it's natural color.

MR. MCINTYRE: My eyes are not that good.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/6/16

that five and a half inch?

MR. DEMASI: Five quarter by six.

MR. LUCA: Did you think about doing a historical sill below the window?

MR. DEMASI: We could look into that, yes.

MR. LUCA: I think that would work better with this house and make it more traditional.

THE CHAIRPERSON: Also the gutters and liters.

MR. DEMASI: Are going to be baked aluminum white.

THE CHAIRPERSON: Margaret, is it not customary to put them on the plans? We haven't been seeing them lately.

MS. UHLE: It seems to be something that architects leave off. Definitely in the renderings they do, but we haven't been seeing them on the plans.

MR. MCINTYRE: They have the gutters on but not the liters.

MR. DEMASI: Liters, yes, they're located on the site where they need to come

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1 down the drainage, because we have to work
2 out the drainage for this site. So the
3 engineer is going to tell me exactly where they
4 need to be.
5 MR. LUCA: Hopefully they're going to
6 sit on the AZEK corner boards.
7 MR. DEMASI: I would prefer that, yes.
8 I would prefer that.
9 MR. MCINTYRE: So there's going to be
10 a landscape plan coming as part of the
11 application?
12 MS. UHLE: Yes, that's required for
13 the Planning Board, the storm water management
14 plan and the landscape plan. I know the
15 applicant is working on that. As long as you
16 brought that up, I was going to say I do agree
17 with this gentleman, you know, his concerns,
18 but I think unfortunately when you have
19 Aborists saying the trees aren't safe, which is
20 usually the reason that the Highway Department
21 cuts down trees, they hate to cut down trees,
22 but if there is any concern about the quality
23 of the tree, it's hard to require that an
24 applicant keep a large tree once we've been put
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33
34 on notice that there may be some problems with
35 it. But I do think the landscape architects
36 sometimes focus too much on the shrubs and the
37 perennials and things and not enough on maybe
38 reintroducing some canopy trees, even though
39 they're small, maybe of a somewhat significant
40 caliber and also some small flowering trees.
41 So if you could speak with your landscape
42 architect about when they do provide a
43 landscape plan to show which trees are going to
44 be removed and maybe encourage him to
45 introduce, especially along the street-scape --
46 not in the public right-of-way but the general
47 street-scape -- some canopy trees and flowering
48 trees.
49 MR. DEMASI: I'll work with the
50 landscape architect to do that. I have to say
51 again, it's not the preference of the
52 homeowners to knock down the trees. They want
53 to be shielded from neighbors as well, but
54 there are certain trees that need to come down.
55 It's not a question of keeping them.
56 (Discussion from the audience.)
57 MR. MCINTYRE: That was the town that
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35
36 did that?
3 did that?
3 MR. OESTREICHER: That was the town.
4 And then they tried to make us happy by putting
5 in a sapling, but I'll have to be a hundred and
6 fifty years old and still in the same place to
7 see what used to be there.
8 MR. JOYCE: Hi. My name is Pete
9 Joyce, I'm the owner of 18 Forbes. We brought
10 two Arborists in. We're not trying to cut down
11 any trees. We want to keep the way Forbes
12 looks, that's why we bought on the street.
13 Those two trees that have to come down, the
14 town took the one tree that was actually
15 growing into the street. So they decided to
16 take that down. The two on the right, we don't
17 want to take them down. It's not affecting our
18 house in any means. If anything, it's a
19 negative towards us. We're into keeping as
20 many trees as we can. The Arborist that we did
21 bring, he was all about -- my wife was there --
22 keeping as many trees as we can. We're cutting
23 the minimum down we can. We want to keep the
24 bigger trees. We understand the aesthetics.
25 It costs me more money to plant the trees.
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36
37 We're not trying to cut any trees down, but the
38 two on the right he did say there's a big hole
39 in one and a split in the other. They're
40 beautiful trees in the perfect location for our
41 house, we would love to keep them. So any
42 trees that we can keep, we are keeping. We
43 understand his concerns. The one that the town
44 cut was literally growing into the street,
45 which we don't want. We want to keep the
46 street the way it is, that's why we bought in
47 the area.
48 THE CHAIRPERSON: Are there any trees
49 there that are remaining?
50 MR. JOYCE: Yes. There are two that
51 are actually encroaching into the house right
52 now that they actually cut one of the gutters
53 out, they have to come down; there's one on the
54 left that is -- there's two on the left that
55 are staying; there's one in the right rear
56 corner that's staying; and there's only one big
57 one in the back we're cutting down. So we're
58 only taking down the trees that are encroaching
59 on the plan right now.
60 MR. MCINTYRE: The two on the left
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EASTCHESTER ARB - 10/6/16

MR. JOYCE: There's two on the left.

We're moving the house so we have more space.

If you look at the back, there are actually
trees that killed the foundation, they grew out
of the foundation and ruined the foundation, so
those have to come down, and there's a huge one
in the back that's dead, almost falling that
has to come down, and then there's a nice Maple
on the right-hand side that we're keeping,
we're just going to trim off - we don't want
to take any trees down. We want to keep them
because we want to keep the aesthetics the way
it is. We don't want to plant small trees. I
agree with him.

THE CHAIRPERSON: Thank you. We need
to close the public hearing on this one?

MS. UHLE: Yes.

MR. MCINTYRE: I just have one other
question. Is there any sort of underground
tank currently on the property?

MR. DEMASI: Underground tank?

MR. MCINTYRE: Yes. Like any sort of
oil tank that's there right now. Everything is
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EASTCHESTER ARB - 10/6/16

MS. UHLE: I think it was just those
two then.

MR. MCINTYRE: Okay. So based on
those, I would like to make a motion to pass
this on; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(All aye.)

MR. DEMASI: Thank you for your time.

THE CHAIRPERSON: Also, when you do go
to the Planning Board, please bring samples of
the materials.

MR. DEMASI: Yes, I will.

THE CHAIRPERSON: I believe that's it,
Margaret, for this evening?

MS. UHLE: I think you need to adopt
some of the minutes, actually many of them.
So you have April 7th, 2016. Everyone
attended that meeting except for Silvio.

MR. MCINTYRE: I would like to make a
motion that we approve the meetings minutes for
the meeting April 7th; do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

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EASTCHESTER ARB - 10/6/16

THE CHAIRPERSON: I would like to make
a motion to close the public hearing for
Application 16-56, 18 Forbes Boulevard.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Do you want to make
a motion?

MR. MCINTYRE: Yes. I would like to
make a motion on Application 16-56 located at
18 Forbes Boulevard, that we pass this
application on to the Planning Board with some
minor comments. Do you want to outline those
comments?

MS. UHLE: Yes. I think they were
just consider using the historical sill under
the windows, in your landscape plan be clear
about trees to be removed, remain, and ones
that will be introduced. Did you have a
comment about the back patio as well?

MR. MCINTYRE: That was really just an
observation. I don't necessarily want to have
that as a requirement.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/6/16

MS. NEMECEK: Aye.

MR. MCINTYRE: Aye.

THE CHAIRPERSON: Aye.

MR. GARCIA-BOU: Aye.

MR. MCINTYRE: April 7th is done.

MS. UHLE: Then May 5th, 2016, Laura,
Silvio, and Enda attended that meeting.

THE CHAIRPERSON: I would like to make
a motion to approve the minutes for May 5th,
2016.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

MR. MCINTYRE: Aye.

MR. LUCA: Aye.

MS. UHLE: June 2nd everyone except
Enda.

MS. NEMECEK: I make a motion to
approve the minutes of June 2nd. All in favor.

THE CHAIRPERSON: Aye.

MR. LUCA: Aye.

MR. GARCIA-BOU: Aye.

MS. NEMECEK: Aye.

MS. UHLE: September 1st, 2016

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 10/6/16

everyone except Enda, although he is here this evening.

THE CHAIRPERSON: Make a motion to approve the minutes for September 1st, 2016.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

MS. NEMECEK: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: Aye.

MR. LUCA: Aye.

MS. UHLE: All right, you're all caught up.

THE CHAIRPERSON: Thank you very much and good night.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 10/6/16

CERTIFICATION

STATE OF NEW YORK )
) ss.
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of October, 2016.

DINA M. MORGAN
Court Reporter
DINA M. MORGAN, REPORTER