EASTCHESTER ARB - 2/4/16

THE CHAIRPERSON: Good evening, everyone, and welcome to the ARB meeting for February --

MS. UHLE: 4th.


Would you all please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you please call the roll.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: We'll approve the 25 minutes from the last ARB meeting in January,
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I can show you the plan. So this is the ground floor plan. The addition here allows us a larger garage with more space and also a little gym and laundry room on the first floor. Right now the laundry room is in the basement. I’m sure if you have clients, you know how much they love going to the cellar or the basement to do their laundry. Then this addition here where we’re bumping out in the front also allows us on the first floor to have a larger kitchen. Right now it’s kind of strange. The kitchen sort of includes the hallway. So you’re actually kind of walking through the kitchen to get to this living room. So this allows us to make a more clear separation between, you know, an actual hallway and the kitchen in it’s own space.

On the second floor, again, this is the new bathroom that we’re placing on the second floor, and then the expansion here allows us to continue to keep this as a bedroom, and then this is a master suite above the garage.

What we’ve done is we haven’t really

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changed -- we haven’t made new openings in the existing facade. We’re keeping the existing brick openings. What we’ve essentially done is we’ve kept the eve lines the same on the existing facades, and we’ve taken the peak of this particular addition up to the existing height of the peak of the existing building, and then we’ve taken that angle, whatever that angle is, 40 degrees or something, and we use that same angle here. So the building peak actually does come up another foot or so, but this allows it to be symmetrical at least in terms of the pitches and everything. We’re also proposing that we would replace all the windows and provide new windows. The windows that we would like to use, while they’re aluminum, they’re meant to look like hot rolled steel sections. It’s kind of -- it’s a look like from between the wars. There are a lot of buildings in Westchester that were built with brick facades and these all steel sash windows. Steel sash windows now are incredibly expensive, so we can’t use those, but we’ve been able to find, and I’ve worked with one

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MR. ADAMS: Do you know exactly?

THE CHAIRPERSON: Nice brick work.

MR. ADAMS: I probably would have
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1 liked to change a few things.
2 MR. GARCIA-BOU: I'm assuming you're
go to try to match the brick that's there
now.
3 MR. ADAMS: Yes.
4 MR. GARCIA-BOU: You found a brick to
match that already?
5 MR. ADAMS: We haven't yet, but I'm
pretty sure that we'll be able to.
6 MR. MCINTYRE: You're extending the
chimneys; right?
7 MR. ADAMS: I haven't been up there to
measure them but we will if we have to. I
think we may have to on the main chimney
because we've come up a foot. So we'll
probably have to raise that about a foot.
8 THE CHAIRPERSON: I notice that --
9 obviously, you're removing all of the shutters.
10 MR. ADAMS: Yes.
11 THE CHAIRPERSON: But on that one
window, the one on the stair landing --
12 MR. ADAMS: This one?
13 THE CHAIRPERSON: Yes. As it is now,
there is like the flower pot at the bottom, the
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1 flower box, and it seems to kind of make it
line up with the bottom of the other --
2 MR. ADAMS: This one here?
3 THE CHAIRPERSON: Yes.
4 MR. ADAMS: Right.
5 THE CHAIRPERSON: Did you consider
leaving that there, or did you want to remove
it?
6 MR. ADAMS: I certainly wouldn't mind
10 to put it back in. I've done that with clients
12 and then they never do anything with the flower
13 pot. So I think it's a little bit clumsy sill
14 height, you know -- I mean, unless we made that
15 an operable window, which we could do if you
16 guys felt strongly about it. I sort of like --
17 I have to say, I sort of like the -- I mean,
18 this is a stair here, so, you know, usually
19 when you have a window at the stair it tends to
fall, you know, in that sort of asymmetrical
21 way relative to sills heights, and I think it
22 actually in a certain way adds a kind of charm
23 to that facade.
24 THE CHAIRPERSON: A kind of what, I'm
25 sorry?
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1 cuts of those when you go to the Planning Board
3 on the lighting.
4 MR. ADAMS: Okay.
5 THE CHAIRPERSON: Are there plans to
6 do anything -- I know it's not necessary, I
7 don't think --
8 MS. UHLE: On additions the landscape
9 plans?
10 THE CHAIRPERSON: What's here now
11 looks very --
12 MS. NEMECEK: Weak.
13 THE CHAIRPERSON: Yes, exactly.
14 MR. ADAMS: Yes. There's almost no
15 landscaping in the front yard right now.
16 THE CHAIRPERSON: There's like these
17 hedges kind of in the front or is that gone?
18 MR. ADAMS: I'm sorry.
19 THE CHAIRPERSON: There are some
20 hedges right in front of the -- right up
21 against the home.
22 MR. ADAMS: You mean around the --
23 MS. UHLE: Some of those will probably
24 need to be removed or relocated when they do
25 the addition.
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THE CHAIRPERSON: I think it could benefit from something to be done.

MR. ADAMS: You're talking about these existing ones here?

THE CHAIRPERSON: Yes.

MS. UHLE: I think -- and I've said this before -- with additions and alterations when it's not a builder doing a new single family home, to me if you go around Eastchester, most people do a good job with their landscaping eventually. I know just personally a lot of times homeowners that are doing additions and alterations, that's their priority in their budget, and then they come back later to the landscape. What I find sometimes when we require that they do landscape plans, they end up doing something just to get something done that's not necessarily as attractive as they would do if they were given a little more time and their finances are a little different. I think that's one of the reasons, and especially for -- commercial properties absolutely we require the landscape plans, and new buildings,

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but I think what we found in the past for additions when we required landscape plans, people were putting rows of Junipers or, you know, they were just trying to do something quick and easy to satisfy that requirement.

THE CHAIRPERSON: I'm not looking to saddle them with a requirement. Just a recommendation or suggestion that this is a good time to look at that, that's all.

MS. UHLE: Absolutely.

MR. ADAMS: I mean, I think one of the things we really want to look at is there is nothing that really defines the front property line. There is nothing that really protects it from the street. So I think some low planting, you know, more toward the street line that then gives you a yard -- you know, a buffer between the street and the house is also going to be important, as well as some sort of low -- something low -- maybe not something so geometrical but something low near the house. I think the facade of the house itself is going to be quite nice. I wouldn't want it to be eaten by like tall --

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THE CHAIRPERSON: Yes, not so high, not so geometrical, I think it kind of takes away from the home. It will look different anyway once the additions are on.

MR. ADAMS: Although, you know, I mean, a certain shape to some low Boxwoods, a sort of conical shape or something, that could look nice.

THE CHAIRPERSON: Did you also consider to the left of the entry on the facade -- did you consider a window in the bath -- maybe perhaps a small window in that area that is actually the bathroom?

MR. ADAMS: You're talking about right here?

THE CHAIRPERSON: Yes.

MR. ADAMS: Well, we didn't really talk about it, because we are losing a window there.

THE CHAIRPERSON: Is there one there now?

MR. ADAMS: It's around the side.

It's around the side.

THE CHAIRPERSON: Oh, okay. I don't

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know, maybe just something that would be as big as the one on the garage door. I don't know, maybe it would --

MR. ADAMS: I have to say, I'm sort of -- from a practical point of view, I like it, but from a sort of facade point of view I'm not so sure.

THE CHAIRPERSON: It's always nice to have a -- it could be just, you know, a little --

MR. ADAMS: Yes, like a little -- I guess if you had some planting there too, maybe it would also merge into something not so noticeable.

MR. GARCIA-BOU: There's two fireplaces on this house?

MR. ADAMS: No, there's -- yes, there's two. That's right. I'm sorry.

There's a gas one here and then there's a regular one between the garage and the house.

MS. NEMECK: There's also a wrought iron railing around the back of the house; is that going to be replaced or painting or --

MR. ADAMS: You're talking about --

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MS. NEMECEK: The one that runs along the back porch.

MR. ADAMS: Around the terrace?

MS. NEMECEK: Uh-huh.

MR. ADAMS: Actually, our intention -- our intention is to get the grade here at 30 inches, and we're going to build up this stone 2 feet above the level of the terrace.

So we think that's enough for protection and it meets code as well.

MS. NEMECEK: Good.

MR. ADAMS: Yeah, we're trying to avoid the --

THE CHAIRPERSON: I would like to make a motion to open this application number 16-03 for a public hearing. If there is anyone in the audience who -- there is nobody here. Unless the homeowner would like to speak about it? Would you like to speak about it?

MR. ADAMS: Did you want to make any comments?

THE CHAIRPERSON: Is there anything you would like to say?

MR. YAGHOUBI: We're excited to start.

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the project. We just had a baby.

THE CHAIRPERSON: Congratulations.

MR. ADAMS: The bedrooms are filling up.

MR. YAGHOUBI: Yes, she's seven days old. So we would like to expand the home a little bit so we can have room for our future family.

MR. MCINTYRE: Congratulations.

MR. YAGHOUBI: Thank you very much.

THE CHAIRPERSON: I make a motion to close the public hearing.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any more comments from the board regarding the application; suggestions, comments?

(No comments.)

MS. UHLE: If you're going to wrap it,

I just have two suggestions: I think to just consider eventually doing a landscape plan or installing landscaping as soon as you could do that. Did you want to say consider looking

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at putting a small window on the left side of that door there?

THE CHAIRPERSON: Yes, ponder it. If it works, it works.

MR. ADAMS: We'll look at that.

MS. UHLE: Then to bring catalogue cut sheets of any proposed lighting fixtures. Was there any recommendation with regard to the railing? I think I was taking notes.

MS. NEMECEK: No. The wall is going to be lifted.

MS. UHLE: Okay. So that would be it.

So really if you could bring the catalogue cut sheets to the Planning Board with regard to lighting fixtures.

MR. ADAMS: Very good.

MR. MCINTYRE: So I would like to make a motion on Application 16-03, 118 Siwanoy Boulevard, that we pass the application along to the Planning Board while you consider some of the items discussed. Do I have a second?

THE CHAIRPERSON: Second.

MR. MCINTYRE: All in favor.

(All aye.)

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MR. MCINTYRE: Okay. Good luck.

MR. ADAMS: Thank you very much.

THE CHAIRPERSON: Thank you.

Congratulations. Good evening.

(MEETING ADJOURNED.)

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CERTIFICATION

STATE OF NEW YORK

COUNTY OF WESTCHESTER

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of February, 2016.

DINA M. MORGAN
Court Reporter
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