TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
APRIL 7, 2016
Held At:
Eastchester Town Hall
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, 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
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THE CHAIRPERSON: Good evening,
everyone, and welcome to the April 7th, 2016
Architectural Review Board meeting. Please
rise for the Pledge of Allegiance.
(WHEREUPON the Pledge of Allegiance
was said.)

THE CHAIRPERSON: Margaret, if you
would do the roll call, please.

M.S. UHLE: Carlos Garcia-Bou.

M.R. GARCIA-BOU: Here.

M.S. UHLE: Enda McIntyre.

M.R. MCINTYRE: Here.

M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

M.S. UHLE: Jennifer Nemecek.

M.R. NEMECEK: Here.

M.S. UHLE: Silvio Luca said he would
not be able to attend the meeting.

THE CHAIRPERSON: Okay. The approval
of the minutes from our previous meeting in
February -- we skipped March; right?

M.S. UHLE: That's right, we had no
meeting in March.

THE CHAIRPERSON: I would like to make

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a motion to approve the minutes from the March
ARB meeting.

M.R. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(AI AYE.)

THE CHAIRPERSON: Then the two
applications we have this evening.

First up is Application 16-04, 33
Orchard Street.

M.R. MAIDRANO: Good evening, board
members. My name is Adamo Maiorano from
Community Designs on behalf of the applicant,
Karen Fox. We are proposing a two and a half
story side addition to the existing dwelling.

To go over the plan a little bit, the
basement floor is going to be a two car garage,
a staircase going up to an open floor plan
first floor, and second floor plan master
bedroom and master bath with a deck on the
rear. The deck will consist of Trex decking
and PVC white railing around it, which will
match the existing deck that is currently at
dwelling in the rear yard.

As far as elevation material, we are

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proposing to redo the entire house with new
HardiePlank siding. It's going to be like a
beige color, as well as the -- the existing
windows in the house were recently renovated,
so we're going to put new Andersen windows on
the addition and match the top and bottom
grills with the existing windows. As far as
the roof, we're going to do a timberline
asphalt shingle roof. It's a dark charcoal
color. The garage doors will be a -- it's a
steel insulated door with a wood grain
composite overlay, pretty much what's depicted
in the picture there. The roof above the
garage is going to be metal standing seam roof.
The color pretty much matches like a copper
roof.

We did break up the elevation in the
proposed addition. The top half will be a
shake siding of HardiePlank, not to give it
that kind of dominant feel, bring it down a
little bit as far as the flare and molding
goes. Also, it's going to be an AZEK trim
fascia board as well as the elements and the
roof rakes and the decorative brackets are

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going to be AZEK brackets. If there are any questions?
The retaining wall, it's going to be a Cambridge retaining wall pretty much what's depicted here, as you could see. The sample of like the cap of the wall and the kind of material, if you want to pass them out, on the elevation, the color of the siding and the stucco and the roof color.
The street-scape goes pretty much what you see there. The house to the left had an addition to it where it's kind of two and one and that's kind of what the street-scape would look like ultimately.

Any questions?
The CHAIRPERSON: Is that a flower box on the --

MR. MAIORANO: It's actually not. I originally had kind of a flower box because of that big area. It's just going to be an AZEK recessed paneling kind of detail. The owner didn't want a flower box but that was my original kind of idea. It's a bathroom window so not to give that blank kind of area we tried.

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to add some detailing to drop it down.

THE CHAIRPERSON: Is the reason for the height or the shorter window there because of what's going on inside?

MR. MAIORANO: Exactly. So behind that is the whirlpool, so it's a smaller window. It's not like the normal second floor windows.

THE CHAIRPERSON: It looks like a nice solution. I think the flower box would have been nicer but it still works.

MR. MAIORANO: That was my original idea and to have the brackets as well underneath it, but they weren't really going for it to do planting outside the Jacuzzi whirlpool.

MR. MCINTYRE: On elevation 2, I guess 2 on A-2, what's the height from the lowest level at grade at the top of that retaining wall to the underside of the siding, just to try to get a sense of how much exposed stucco?

MR. MAIORANO: I'm sorry, where the garage is?

MR. MCINTYRE: Yes.

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MR. MAIORANO: It's probably about 8 feet.

MR. MCINTYRE: But how much -- so I guess just looking, because that's considered the front of the home, is there any way to try and minimize the extent of exposed stucco on that plinth, that sort of triangular plinth that runs from I guess the lower grade at 217 and then you have the top of the retaining wall, which it looks maybe 221 or something like that? It's like around -- there's like around 5 feet of exposed stucco there.

MR. MAIORANO: On the left-hand side. The applicant is trying to get as wide a driveway as he can.

MR. MCINTYRE: I understand. I'm not so much concerned about the width. You're trying to shroud it with some shrubbery.

MR. MAIORANO: Yes.

MR. MCINTYRE: Is there any way that that extent of stucco can be minimized, can be reduced so that it's not 4 feet because that's a significant amount of stucco? It looks like, you know, the foundation is sort of popping out.

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of the ground.

MR. MAIORANO: Sure. The way the topography goes, we can drop the siding down probably a foot. It's just then --

MR. MCINTYRE: Right. It looks like you have some space, you know, to bring it down just to try and minimize the amount of sort of stuccoed exposure. I think -- like wouldn't you agree looking at the siding it's a little more aesthetically pleasing than looking at 4 feet of stucco?

MR. MAIORANO: Sure. We can kind of raise the grade a little bit, maybe 6 inches or so. We don't want to make the retaining wall so high.

MR. MCINTYRE: Right.

MR. MAIORANO: So we can play with that.

MR. MCINTYRE: Retaining walls are around like four and a half feet?

MR. MAIORANO: Yes, exactly, around 4 feet.

THE CHAIRPERSON: Do you have a larger picture, because all we have is that little

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1  mini picture?
2  MR. MAIORANO: Pictures of the house?
3  THE CHAIRPERSON: Yes, of the
4   existing.
5  MS. UHLE: On the back page, Laura, of
6   the full size set.
7  THE CHAIRPERSON: Oh, there they are.
8   Okay.
9  MR. MAIORANO: My client is going to
10  re-landscape and put new shrubs --
11  MS. UHLE: It's the one in the lower
12   right-hand corner.
13  MR. MAIORANO: -- In the front. So
14  that will block that. You can see the shrubs
15  that are existing they're going to be redone,
16  and there's going to be new shrubbery in the
17  front to stop that kind of stucco look.
18  MR. GARCIA-BOU: The face of your
19  steps on your entryway, what is that there?
20  MR. MAIORANO: The existing? You mean
21   the existing on the house? I believe they're
22  like a Unlock paver. Our steps are going to
23  be the same as the retaining wall, the
24  Cambridge steps.

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11  MS. UHLE: I think you need to make a
2   motion and then everyone has to approve it.
3  THE CHAIRPERSON: Make a motion.
4  MR. MCINTYRE: Second that.
5  THE CHAIRPERSON: All in favor.
6   (All aye.)
7  THE CHAIRPERSON: Sorry about that.
8  Anybody here that would like to get up?
9   (No comments.)
10  THE CHAIRPERSON: I will make a motion
11   to close the public hearing for Application
12  16-04.
13  MR. MCINTYRE: Second that.
14  THE CHAIRPERSON: All in favor.
15   (All aye.)
16  MR. GARCIA-BOU: The color of the
17   existing house is yellow?
18  MR. MAIORANO: It's not really yellow.
19  The picture when it prints out looks a little
20  more yellow. It's like a beige. We're redoing
21  the entire house, so that will be --
22  MR. GARCIA-BOU: The whole house is
23   being --
24  MR. MAIORANO: Brand new HardiePlank

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1  siding. This is it. This is what it will look
2   like.
3  MR. MCINTYRE: Any work to the
4   chimney?
5  MR. MAIORANO: That's existing brick,
6   so it's going to remain.
7  MR. MCINTYRE: It will just get
8   re-flashed?
9  MR. MAIORANO: Yes, when they redo the
10  roof. Probably copper flashing.
11  MR. GARCIA-BOU: The HardiePlank just
12  goes on the bottom portion and the existing
13  portion and then the other side of the addition
14  up on top?
15  MR. MAIORANO: The shake will be this
16  portion and this portion and the rest will be
17   siding.
18  THE CHAIRPERSON: So there's a tree
19  right -- if you look on the photo number -- the
20  middle on the bottom, middle right.
21  MR. MAIORANO: It's on the city
22  property, so they would have to remove that
23  tree unfortunately.
24  MS. UHLE: Have you checked that with

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1. the Highway Department at all?
2. MR. MAIORANO: I can.
3. MS. UHLE: That would actually need approval of the Highway Department.
4. MR. NEMECEK: Because in this photo it looks like a healthy oak.
5. MR. MAIORANO: It's right close to the power lines.

THE CHAIRPERSON: Where would it wind up on the site plan?
6. MR. MAIORANO: If you look, it's dotted where the street opening would be.
7. Obviously the opening would have to squeeze in and then curve around the tree.

THE CHAIRPERSON: That's a shame.
8. MS. UHLE: The curb cut and the removal of the tree would both require approval from the Highway Department. I don't know.
9. There may be a way -- is there a way --
10. MR. MAIORANO: There is a way.
11. MS. UHLE: Because you could keep the existing curb cut and then just widen it when you get to the property line, and the Highway Department may require that you do that.

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1. garage?
2. MR. MAIORANO: It's not shown on yours. Margaret made it clear for the Planning Board we'll have to show drainage. We show in this plan a trench drain at the property line.
3. So it's still going to pitch this way and down to the property line and capture that runoff.
4. We would propose five CULTEC units in the rear to capture all the excess impervious surface as far as the addition and the driveway. There will be a way to pitch that water like it pretty much is existing but our proposed garage is, yes, going to be a little bit lower.
5. MR. MCINTYRE: Obviously you've got more hard-scape now than you had before, so.
6. MR. MAIORANO: Yes.
7. THE CHAIRPERSON: To recap, is there anything --
8. MS. UHLE: Two comments: One was you recommend lowering the siding on the front elevation and/or raising the grades to minimize the extent of the exposed stucco there, and then also recommend that the tree remain, if at all possible, and that would require a

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1. discussion with the highway superintendent.
2. THE CHAIRPERSON: Okay. So I would like to make a motion to send the Application 16-04 along to the Planning Board with a recommendation of approval.
3. MR. MCINTYRE: I second that.
4. THE CHAIRPERSON: All in favor.
5. (Aye.)
8. Welcome.
9. MR. DEMASI: Good evening. My name is Lou Demasi. I'm the architect. I'm here on behalf of John Jennings. He's the owner. He just recently purchased the house.
10. The house is a Fifties style house that needs some upgrading. So what we're looking to do is add on above the garage to do a master suite and then just enhance the look by upgrading the facade. We're going to be taking off the brick that's on the bottom and removing all the siding and replacing the siding.

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I have some photographs of the neighborhood. There's some neat looking designs, a little bit eclectic designs, but I think it's a nice look in the neighborhood.

What we're proposing to do is more of a shingle style house with some roof peaks that face the front, removing the brick work and replacing that with stone. HardiePlank siding is going to be dressing up most of the house and then some accents of either a shingle or a scalloped siding in the peaks.

As far as what we're doing to the site plan, it's on the cul-de-sac and the house faces, you know, the road here. We're going to relocate the driveway, get rid of the two car garage in the front and add a third bay to the side. So make it a three car garage facing the side, which I always think looks nicer when you don't see the garage doors in the front of the house. It looks better, you know, on the side. So we'll have a new driveway, probably cutting down two trees definitely in the driveway, so we're going to have to cut the two trees down, and then a new suite and driveway to the side.

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Here's the side elevation. The garage doors we're proposing carriage style doors, a little bit of stone work that wraps around, new windows throughout the whole house, and new siding. This would be the other side that faces a wooded area and then I think it goes back to a cemetery that's back there. So there are no neighbors that are really facing this side.

Along with the project, there's an existing porch that is in really bad disrepair. So I was just a little bit worried about the setback, but I don't think we have an issue with that. We're just going to be basically taking down, going with a little bit of a higher pitch and doing a metal seam raised roof.

I don't know if there were any questions?

MR. GARCIA-BOU: Do you have any heights on the front of the house or the back of the house anywhere?

MR. DEMASI: On the front elevation on the side from the average grade to the top of the roof.

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As far as the floor plan, the existing house when you come in has a lower sunken living room and that's what gives us this condition that we could add this nice picture window assembly in the front, and then it lifts up back to the dining room area. So this is raised up. We're not adding anything above that, we're just recreating the ceilings up there. The rest of house is laid out in such that it's got a family room in the back. There was, I believe, like a doctor's office. The original owner had like some kind of office that we're getting rid of and we're just doing like a playroom for the kids and office for the owner and adding, like I said, the third bay back here, getting rid of the doors in the front and just creating three doors to the side.

The upstairs what we're doing is getting rid of a -- actually we're not getting rid anything -- we're removing a bathroom and that's going to give us a corridor to give us access to above the garage and that's where we're creating like a master bedroom suite.

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of, but this is the house that's adjacent to it
and then this is the other house that's right
next to that one.

THE CHAIRPERSON: The one adjacent is
13?

MR. DEMASI: Yes. We're number 9.
It's in the cul-de-sac, so it kind of switches
to even. Number 5 is right next to it and then
number 13.

Again, as far as the height, the
height is not much higher than the existing
ridge.

MS. UHLE: It's actually 4 feet less
than it's permitted to be too.

MR. DEMASI: Correct, yes.

THE CHAIRPERSON: The standing metal
seam roof is what you were referring to before
over the front door, that area?

MR. DEMASI: Yes. The existing right
now is a shingle roof, it's a very low pitched
roof. See it here?

THE CHAIRPERSON: Uh-huh.

MR. DEMASI: See how much room you
have between the windows and the roof? It

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2 looked kind of odd, so we were going to replace
that and go with a little bit bigger window and
a little bit steeper pitch on the roof.

MR. NEMECZEK: Is there any lighting
proposed? I don't see any lighting.

MR. DEMASI: Any --

MR. NEMECZEK: Lighting.

MR. DEMASI: The only lighting we're
going to propose, you need one by the front
door.

MR. NEMECZEK: And by the garages.

MR. DEMASI: And by the garages,
correct. Other than that, no landscape
lighting or anything like that is proposed.

THE CHAIRPERSON: Or maybe by the back
door?

MR. DEMASI: It's required by code, so
we're going to have like one fixture there.

Every outside door needs one so.

THE CHAIRPERSON: You should put those
on the plans when you go to the Planning Board
and bring cuts as well.

MR. DEMASI: Of the light fixtures?

THE CHAIRPERSON: Of the light

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shingle Timberline charcoal color. I think
there's a schedule on your front elevation
showing the colors and the materials and the
respective manufacturers. AZEK white, stone is
just going to be a neutral color, no pinks or
rose colors, just a natural color, and that's
going to go throughout the bottom of the house
and underneath the portico. I think that
always looks elegant when you do that.

MR. GARCIA-BOU: The entry columns,
what type of material is it?

MR. DEMASI: AZEK. Right now they're
wood and they're all rotting at the bottom. So
they're going to be all replaced, and then
we're going to put --

MR. GARCIA-BOU: Square, round?

MR. DEMASI: Square, yes. Square
columns, yes. The square I think looks best
here because of the scale of it. It's not
really too high. When you do a round column,
it makes it look, I think, too squatty.

MR. MCINTYRE: And the standing seam,
is that a copper or is it aluminum?

MR. DEMASI: No, it's going to metal.

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No copper. I haven't really spoken to the
homeowner about the color yet, but I'm sure
it's not going to be a red or a dark blue or
anything like that. It's going to be more of a
neutral color, like a brownish color.

MR. MCINTYRE: I guess the fascia of
the porch, the elevated level underneath that
standing seam, what's that?

MR. DEMASI: It's all white trim.

MR. MCINTYRE: That's white trim?

MR. DEMASI: Yes.

MR. MCINTYRE: That elevation, is
that -- what's the floor surface on that?

MR. DEMASI: I'm sorry.

MR. MCINTYRE: What's the walking
surface on that?

MR. DEMASI: It's an existing
flagstone.

MR. MCINTYRE: It's flagstone. Okay.

MR. DEMASI: It can't be -- it's where
it is.

MR. MCINTYRE: I'm just wondering
because where you have the --

MR. DEMASI: It's not in the greatest

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THE CHAIRPERSON: It needs to be.
MR. MCINTYRE: And again, if there is any other sort of venting that needs to penetrate the roof line, the roof surfaces, I think that may be something -- would that be evident, because the master bathroom is --
MR. DEMASI: I'll make sure any venting that -- I don't like seeing it from the front, so it will either be from the garage side or from the rear as far as, you know, vent pipe. Other venting, I don't think I would need anything. Dryer vents will be done through the soffit.
MR. MCINTYRE: Right.
MR. DEMASI: Any plumbing vents that have to go through the roof will be in the back.
MR. MCINTYRE: I guess you would, what, just reroute the master bathroom?
MR. DEMASI: Yes. They'll run it to the attic and tie everything together and then just pop it in the back.
MR. MCINTYRE: Okay. Do we want to open it up to the public? Make a motion.
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Okay.
I would like to make a motion on Application number 16-15, 9 Innisfree Place, to open it up to the public hearing; do I have a second?
MR. GARCIA-BOU: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: Application is open to the public. Any members of the public who would like to come up and speak on behalf of this application? A lot of young faces in the crowd. No, you're just spectating? Okay. So that being the case, I would like to make a motion to close the public hearing on Application 16-15; do I have a second?
MR. GARCIA-BOU: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: The public hearing is now closed on this application.
Any other comments from the board?
(No comments.)
MR. MCINTYRE: Margaret, do you want
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to maybe just sort of outline the things we talked about for the applicant?
MS. UHLE: When you go to the Planning Board, these are the things that the ARB recommended:
Show the proposed home in the context with existing homes by doing a street-scene or panorama or however you could illustrate so that they could clearly see the relationship to adjacent homes; show the location of proposed lighting fixtures and provide proposed catalogue cut sheets of the lighting fixtures; provide a drawing that shows a dash line representation of the existing home in relationship to the proposed home. I added this: If you have any more material samples to bring, bring those to the Planning Board; show the location of proposed AC condenser units.
MR. DEMASI: And I'll dot in a walkway from the driveway to the front entranceway.
MR. MCINTYRE: Okay. Any comments on what we --
MR. DEMASI: No. They seem all valid.
MR. MCINTYRE: So I would like to make
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you.

(MEETING ADJOURNED.)

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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 26th day of April, 2016.

DINA M. MORGAN
Court Reporter
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