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WHEREUPON THE PLEDGE OF ALLEGIANCE WAS SAID.

THE CHAIRPERSON: Do you want to do the roll call?

MR. VERNON: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MR. VERNON: Enda McIntyre is not coming in today. Jennifer Nemeczek.

MR. NEMECEK: Here.

THE CHAIRPERSON: Laura Raffiani, present.

MR. LUCA: Silvio Luca present.

THE CHAIRPERSON: The minutes will go on to the next meeting because we don't have -- it was just three of us and not all of us are here. We'll defer that to the next meeting. I just wanted to make mention of tonight it is quite a full agenda because we don't meet in July and August -- it is a full.

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2. Agenda, and I just want to make sure -- I know there's lots of folks here, which is not usually the case, so I want to make sure that everybody gets their fair share of time, and I want to make sure that we all understand that this is the Architectural Review Board, so our main purview is aesthetics. It's not about some of the other issues that maybe the Zoning or the Planning Board will deal with. So, please, if you don't know that, just try to keep your comments and questions to that, because that's really all that we can answer for you, but if that's not -- if you don't know where that line is, I will be trying to let you guys know that because, as I said, we've got -- I don't know how many -- one, two, three, four, five, six tonight, six applicants, and they all need to be heard from and to be reviewed.

So with that said, I would like to go to our first applicant, number 13-36, 504 New Rochelle Road.

M.S. MARTIN: Good evening, members of the board. My name is Jillian Martin. I am the construction manager representing Chestnut.

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Petroleum, which is the applicant at 504 New Rochelle Road.

Brief overview is that we're proposing additions and alterations to the existing gasoline service station for use as a convenience store. The maintenance bay function is proposed to be eliminated with the existing gasoline dispensers and canopy to remain. Our proposal includes some site upgrades and things of that nature as well.

Specifically, this is a resubmission.

What has been submitted for tonight's review is an updated site plan and site details. This has been updated to relocate the condenser unit enclosure, which can be seen here. It had previously been located behind the building and has been located to the side. Additionally, the linear footage of fencing has been increased to enclose the new condenser location, as well as to surround the rest of the property line along this property border.

The details have been upgraded -- updated rather -- to include additional information on the fencing and the dumpster enclosure as well.

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The updated landscaping plan has been changed to reflect those changes to the site plan as they are proposed, and the areas of concern from the public that were brought up at the last meeting have been revisited. That would include the back wooded area if additional plantings can be put in. We have investigated and it's been decided by an expert that there is too much shade to support new growth and that the existing is to be maintained and will remain as is.

Additionally, we looked at the hedge along Hillcrest Road, which was brought up as a perceived issue -- it's in this area here -- about a line of site issue. Again, the traffic and landscaping expert has declared that it is a perceived issue, it is not actually a line of site issue, and it is to be maintained as is.

We were also asked to provide additional information on the wall pack security lights. That photometric information has been provided, and I urge you all to look back at part of the previous submission for the photometrics, but I have those to show tonight.

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sample of the material, if that's desired.

THE CHAIRPERSON: So nothing in the elevation or anything else has been changed on the building; correct?

MS. MARTIN: No, there were changes.

There were no major comments -- actually, no comments at all pertaining to that, so it was not deemed necessary to resubmit. I do have them electronically if we want to bring them up, though.

THE CHAIRPERSON: I think just to put them up for review again just to see them, it would be helpful.

MS. MARTIN: I'm sorry.

THE CHAIRPERSON: If you could put them --

MS. MARTIN: The architectural up?

THE CHAIRPERSON: Yes.

MS. MARTIN: Sure. I would be happy to. Probably about as large as I could make that.

THE CHAIRPERSON: Any questions or comments before I open it up for the public?

On the lighting --

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as well.

Is there a particular area you would like me to dive into first?

THE CHAIRPERSON: So the new area for the condensers, it's bordered on one side with the building; yes?

MS. MARTIN: Correct.

THE CHAIRPERSON: The other side with the new fence?

MS. MARTIN: Yes.

THE CHAIRPERSON: And the front area with a fence?

MS. MARTIN: A new fence as well.

THE CHAIRPERSON: It will have kind of a gate there?

MS. MARTIN: Yes. It will have a gate for maintenance access. It's a proposed 4 foot wide swing gate.

MR. GARCIA-BOU: Does it say what kind of fence you have there?

MS. MARTIN: This is being proposed as a stockade fence.

MR. GARCIA-BOU: Stockade?

MS. MARTIN: Yes, and I do have a

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MS. MARTIN: Yes.

THE CHAIRPERSON: -- there is some visible -- can you point out where the actually lighting is?

MR. NEMECEK: Because I see there's one in the corner, one in between -- I see one light here, one light here -- I see three lights on this plan and the rest are all going to be in the soffits of the building?

MS. MARTIN: I put up on the screen the lighting plan. There are six wall packs shown. They are shown in orange on the edges of the building. The lighting locations did not change from the previous submission, so you could just imagine that the condensing unit moved but the locations of the lights did not.

The four green squares in the front of the building are within the soffit and then there are site lights and new canopy lights as well.

MR. NEMECEK: And the light by the sign has been removed, because there's one on this plan?

MS. MARTIN: Those are existing to remain. They will not be replaced. I know
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1 there was concern previously about how much
2 light would make it to the property next door.
3 As you can see here, I've highlighted in red
4 the photometric values, which are in the
5 submission from last month, and we are at point
6 one foot candle at the property line, only
7 taking into consideration the lights from our
8 site, which equates to moonlight. That's
9 pretty much as low as we can get.
10 THE CHAIRPERSON: And this is that
11 fixture?
12 MS. MARTIN: Correct.
13 THE CHAIRPERSON: Okay. Any other
14 questions from the board before I open it up.
15 MR. GARCIA-BOU: No.
16 MR. LUCA: No.
17 MS. NEMECEK: No.
18 THE CHAIRPERSON: Okay. I would like
19 to make a motion to open up Application 13-36
20 for a public hearing.
21 MR. NEMECEK: Second.
22 THE CHAIRPERSON: All in favor.
23 (All aye.)
24 THE CHAIRPERSON: Is there anyone here
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1 from the board aesthetically about the building
2 or the looks?
3 MR. LUCA: No.
4 MR. GARCIA-BOU: No.
5 MR. NEMECEK: No.
6 THE CHAIRPERSON: So then I believe
7 that the comments that we made last time were
8 pretty much addressed as far as moving the
9 condensers and the lighting -- I mean not
10 moving the lighting but any questions about the
11 lighting.
12 Are we ready to send it along? Do you
13 have questions?
14 MR. LUCA: No, I'm good. My main
15 concern was the stockade fence, that you put a
16 new one and you put it further back on the
17 property because of the angle.
18 MS. MARTIN: It's as far back as it
19 can go, it's at the property line, and it's as
20 high as it's allowed by the town code, it's 6
21 feet.
22 THE CHAIRPERSON: Okay. So then I
23 would like to make a motion pass along
24 Application 13-36 to the Planning Board with a
25 recommendation as being approved aesthetically.
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1 from the public that would like to address any
2 questions that they may have regarding this
3 application? Please come.
4 MS. URBINA: Hi. Good evening. I'm
5 Kathryn Urbina. I live next door at 19
6 Hillcrest Road.
7 I just wanted to clarify, because I
8 believe she just said that, if I could just
9 show some photos, that the condenser unit will
10 go on the side?
11 MS. MARTIN: Yes.
12 MS. URBINA: That's all I wanted to
13 come up and say, that that was going to be
14 moved around to the side and not in the back of
15 the building.
16 THE CHAIRPERSON: Okay. Thanks.
17 Anyone else from the -- no?
18 (No comments.)
19 THE CHAIRPERSON: Then we'll make a
20 motion to close the Application 13-36.
21 MR. GARCIA-BOU: Second.
22 THE CHAIRPERSON: All in favor.
23 (All aye.)
24 THE CHAIRPERSON: Any other comments
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12 Chairwoman, members of the board, Mike Finelli,
2 architect for the project. The owners of the
3 project, Steven and Ann Spungen, have lived in
4 this home for, I believe it's plus 20 years,
5 I'm not exactly sure of the number, but it's
6 been quite awhile that they've lived here.
7 The house, I'm going to start by, I
8 guess, walking you through the project as it
9 currently stands, which is the drawings on the
10 board. It's roughly 2300 square feet. It's a
11 two story center hall colonial. Very basic as
12 far as finishes. It's got brick across the
13 front first half of the house, it's clapboard
14 siding on the second story, and it's got a very
15
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simple charcoal colored roof. The homeowners left recently underwent a considerable renovation, it seems like a lot of the homes in the area are starting to become renovated and getting a fresh new face, and they felt that it was time for them as well to do something with the house.

So what they are proposing to do, there are two wings on either side of the main block of the home -- that center drawing is the existing front elevation of the home -- they plan on removing both of those wings. The wing to the right is a one car garage, which is probably -- one car is a stretch. You could barely get anything in there. It's a very small one car. So they just want to make it a little bit wider so they could actually get a car in there. Right above that is the master walk-in closet, which was added on at some past point, and they're having some issues there. There's a flat roof that is over the garage, wraps around the back of the house, so they feel rather than fixing the issue it makes more sense to take it down and to fix it properly and get what they want as far as closet space at the second floor level. To the left there is an existing porch that was enclosed at some point, so there is no insulating value of any kind. The room is relatively small. It's right off the dining room. As a room goes in the house with the way they're living, it's really an unusable space. So their hope is to turn that room into a home office for the Spugnens and at some future point -- you could see it in the floor plans -- turn it into possibly a bedroom if the need ever arises and they need to have a bedroom and bathroom on the first floor level, they wanted to make sure there is possibility for that in the future.

So I will put the proposed drawings up and then I guess I can talk you through those. Sorry, I actually did a rendering hoping to show the color samples and how it would change the look of the front of the house. So the idea is to keep the existing brick band across the first floor. They do want to place a porch off the first floor. It's about 8 feet wide.

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This will give them better access to the front yard, also make the house more appealing. We're adding a lot of curb appeal to the home by widening the windows at the second floor. We're going to put two standard sized windows in there so we're going to try to meet -- well, not try to meet -- we're going to meet egress and code compliance. We're going to put a couple of dormer roofs over those windows. And again, everything you're seeing here is to enhance the existing house but also keeping in character with the other homes that are already in Eastchester. There are a lot of similar features that we're pulling in here. We're going to add a new addition to the left which will be fully insulated, and properly built one story addition, which will have, as I said, a bedroom, a closet, and a full bath for future use and to be used as a home office for now.

We are further adding more character by adding a three window box bay off that addition on the left, and all of these elements, the gable ends at the first floor and at the second floor, is to just break the scale.

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another building and was brought to this house
when this house was built. The owners are very
attached to it, so they're going to finish
it -- refinish it rather -- paint it black, I
think it's red now, they'll paint it black, and
I think that will set it off against the rest
of the house and just tie it all together
nicely. The railings are going to be a white
TimberTech vinyl rail, which I have samples for
as well. If you want to see those, I could
show them to you.
Beyond that, like I said, I'm happy to
answer any questions.

THE CHAIRPERSON: The windows that are
on either side of the front door --
MR. FINELLI: That's an existing trim
paneling that's there now. So again, they're
just going to refinish it, paint it white and
leave it there. There is actually a pretty
arch that sits up over top, and the way the
porch is designed it's actually going to slope
up so that you could see actually see it.
Right now it's buried behind -- there was a
glass enclosure vestibule that was added at
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some point I guess during the Seventies, and
it's basically covering the whole thing. So
the idea is bring it back to light and actually
you will get to see it again.

THE CHAIRPERSON: And the bays also?
MR. FINELLI: The bays are existing.

THE CHAIRPERSON: They'll stay there?
MR. FINELLI: They'll stay. We
thought about taking them out and adding some
windows at one point, but cost versus what
you're going to gain it wasn't worth it. So
we're going to leave the bays in place.

THE CHAIRPERSON: I don't know if
you'll still see it, but I think they do add
some character to the home anyway.

MR. GARCIA-BOU: On the second floor,
those windows, the new windows.

MR. FINELLI: Yes.

MR. GARCIA-BOU: I assume they're in
the same plane as the --

MR. FINELLI: They're in the same
plane. The roof line at the second floor
actually the roof frames off a 7 foot plate.

To get the proper height I had to put the
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gables in there so that way we could get a 6
foot 8 inch head. We'll actually have to do
some re-framing across the bedroom side over
there to put those gables in. We will be
raising just that section so we could get the
windows in to meet egress.

MR. GARCIA-BOU: Do you have a picture
of the existing door?

MR. FINELLI: Existing door?

MR. GARCIA-BOU: Yes.

MR. FINELLI: All I have is what I
submitted to you, the front elevation. Like I
said, unfortunately, you really don't see it
too much because it's buried behind that glass
vestibule. It's just a very standard six panel
door, but it's really heavy, really thick. I
know the lock set that's on it is probably from
the Twenties. So it's an older door.

MR. NEMECEK: You indicate lighting on
the back of the house, but I don't see any on
the front.

MR. FINELLI: No. For the most part
because we have overhangs and porches
everywhere, everything is going to be in the
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soffit and it will just be down lit from there.

MR. NEMECEK: And even in the garage?

MR. FINELLI: From the garage, if
anything, they'll just be a spotlight over the
front door. Just your standard two fixture
spotlight.

MR. LUCA: What material is the porch?

MR. FINELLI: The porch itself?

MR. LUCA: Yes.

MR. FINELLI: We're actually going to
use -- I actually left my sample in the car,
but it's interlocking TimberTech decking system
like a Trex, but it's not the solid one, it's
kind of corrugated. The idea is once it locks
together, we'll have it pitch forward so if any
rain, snow gets on it --

MR. LUCA: It's a one by six?

MR. FINELLI: It's a 6 inch board.

But the idea is to pitch it towards the street
and out so this way all the grooves will take
any water away from the house.

THE CHAIRPERSON: Any questions?

MR. GARCIA-BOU: The material that
you're using where all these arches are, what's
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MR. FINELLI: I'm sorry, I didn't --
MR. GARCIA-BOU: The material that
you're using where all the dormers are, what is
that?
MR. FINELLI: This is all AZEK board
plain flat white.
THE CHAIRPERSON: I would like to make
a motion to move application -- I'm sorry -- to
open Application 16-32 for a public hearing.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Anyone here to speak
about this application; any questions?
(No comments.)
THE CHAIRPERSON: Don't all jump at
once. Okay. Then will close Application
16-32 for the public hearing.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Okay. Any other
comments or questions from the board regarding
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THE CHAIRPERSON: Then I think the
comment that you made before, Jennifer, or the
question that you posed before about the
lighting, I think maybe you want to consider
something a little bit nicer then the light
spot. I don't think it really goes with the
house. Maybe like carriage lights or something
by the garage. Somethings that's a little bit
more --
MR. FINELLI: We were thinking
carriage style, but since we weren't able to
definitely nail it down -- we know at least
there's going to be a type of lighting --
THE CHAIRPERSON: There will be
lighting?
MR. FINELLI: -- So I'm assuming a
flood light of some kind at the front door and
right over the garage. I've been before the
board before and I know the lighting is usually
an issue, so whenever we have porches and
things of that nature, I try to put all my
lighting recessed.
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on more of a life of its own and became a labor
of love basically and turned into what you see
before you.

As I said, we pushed the front of the
house out 8 feet. I created a couple of steps
in the elevation to give more shadow lines and
break up the massing of the house. We have
the large portico at the front entrance, which
is going to be clad in stone. It's rough

cut -- I'm sorry -- square cut Westchester
granite. You can actually get a very good
look -- on the way here, I noticed that the
colors and the sample and the exact railing
that we're going to be using at the doors was
used at Mickey Spillane's. They're using the
same stone. They're actually using the same
color stucco and actually used pretty close to
the same exact railing across their project as
we plan on using here, just at a smaller scale
and on a house versus Mickey Spillane's. I
only bring that up because as I was driving by
I was like, wow, that's the color. So the
difference here is we're actually going with
white trim versus the dark brown trim that they

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The front door and windows will all be mahogany
clad. The rest of the windows will all be
white vinyl. The idea is we want to offset it,
we want it to be something completely
different. The garage door, being that it's
set down and away from the rest of the house,
we're going to do a mahogany stain on the
garage door as well. That will also be a barn
style door. We're going to do a little roof
over the top of it. Again, the idea there is
to just add another horizontal line and to
continue to break the scale so it doesn't read
as a three story element but rather a bunch of
pieces on that side of the house.

The way the property slopes, that's
the lowest corner, the bottom left, and then it
slopes up and around, and the rest of the
property is pretty much flat around the house.
The railings are going to be wrought iron, the
ones that you see at the balcony level. So
these are -- actually, the two balconies to the
left will just be bolted to the house. They'll
be faux balconies. The one to the right will
have an actual -- it will also be bolted to the

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used. Same thing as far color schemes with the
roof, we are doing a charcoal roof. It just
seems to match best with the color pallet. But
the house, as I said, we started off putting
French doors across the entire second floor,
which are all bedrooms, then for privacy
reasons and for safety reasons we decided to go
with the segmented arches and we're going to do
casement windows. We're replacing most of the
windows in the house, if not all of them. I
believe we are replacing all of them. It's
going to be a 9 on 12 pitch roof. We are about
6 feet higher than the existing house, still
low within the code as far as height eve and
all the requirements per the code. Just to
give you an idea of how much taller we're going
to be than the existing house, about 6 feet.

Beyond that, we're going to be really
adding some nicer materials to the home. We're
going to do the whole thing in stucco. There's
going to be stone, as I said, across the
portico. There will be stone across the main
volume of the front of the house right here.

You will probably see it best in the rendering.

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house, but those will be French doors that open
to the new master bedroom. So the idea is to
keep that continuity all the way through. We
are doing a lit bit of wrought iron rail with a
belly in it, and the reason for that is just to
add a little bit more curve and to soften it
down a little bit more, tie back into the
arches, the theme over the windows, which
actually brings me to the dormer that's going
to be over the master bedroom, which is that
far right-hand addition, we're going to be
doing a barrel dormer above that as well, which
will have a metal roof on it.

Once again, beyond that I think the
rendering pretty much gives you an idea of the
color scheme and how we planned on having it
come together. I'm happy to answer any
questions again.

MR. GARCIA-BOU: Do you have any
sample boards of all these finishes that you're
proposing?

MR. FINELLI: I do.

THE CHAIRPERSON: Also, the rendering
I don't know -- well, now I can't see it up on

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the thing, but on the monitor you really
couldn't get the bottom of it. I don't know if
that's a limitation of the camera. If you
could lift that up a little bit.

MR. FINELLI: The rendering?

THE CHAIRPERSON: Yes.

MR. FINELLI: Sure.

THE CHAIRPERSON: Oh, okay. Now you
can see it at home too. Okay, good.

So the kind of space between the
balcony windows, the real balcony windows and
the faux balcony windows -- the real one is the
one on the far right; right?

MR. FINELLI: This one is going to be
a French door that will open to the bedroom.

THE CHAIRPERSON: Okay. That one.

Between those two is that just shadowing?

MR. FINELLI: It is. It's some
shadowing to show you the depth.

THE CHAIRPERSON: It's not a different
color in the stucco?

MR. FINELLI: No, no, it's definitely
not. It's just shadowing.

THE CHAIRPERSON: Okay.

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MR. GARCIA-BOU: Are you putting any
railing between the garage and the walkway into
the entrance to the house?

MR. FINELLI: Will there be -- I'm
sorry, I'm having a hard time --

MR. GARCIA-BOU: Railings. Railings.

MR. FINELLI: If there are any
railings that we are going to put on there,
they'll all be wrought iron black to match a
similar pattern to what's going on on top. I
have the samples that you asked for. If you
want, I could bring them up.

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: So of the homes
photographed here in the packet, which are
adjacent to this address, 36?

MR. FINELLI: Just give me one second,
I'll be happy to tell you.

There's actually a key, if it makes it
easier for you, with the addresses on there.

So 24 Hewitt would be the house immediately to
the right and behind the house. To the left
it's 46 Hewitt -- I'm sorry, 40 Hewitt.

THE CHAIRPERSON: 24 and 40.

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into the house.

MR. LUCA: What's the reasoning again
by not having French doors in the other two
bedrooms; cost?

MR. FINELLI: Well, we had French
doors at one time, but the main reason is we
need egress out of those bedrooms and if we had
the door there we would prefer them to be
windows rather than doors. Also, they have
three young children and they don't want them
to be able to get in and out or have anyone
else be able to get in.

MR. NEMECEK: I think you mentioned it
before, there is going to be a railing on the
porch entryway; right?

MR. FINELLI: There's one that's going
to be on the side. If you look at it closely,
there will be a railing here.

MR. NEMECEK: Yes. That's where I
want to make sure, because it's not really
indicated clearly on your plan.

MR. FINELLI: Well, it shows up in th
rendering just as a black line, but on the plan
there will be a railing there as well.

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THE CHAIRPERSON: This is the color of
the roof, the one on top?

MR. FINELLI: It's the charcoal, yes,
right there.

THE CHAIRPERSON: Thank you.

MR. FINELLI: As I said, the stone,
it's called Westchester granite. Pretty much
any house you drive by -- the quarries are all
pretty much dried up now, but there's still
some you could buy from up north. There's one
in Poughkeepsie. As you see, they used it on
Mickey Spillane's recently. That's the exact
stone we plan on using.

MR. NEMECEK: And again, this one
doesn't show any lighting.

MR. FINELLI: This one does not. This
one specifically is going to all be soffit
lighting from the top. There will be two
lights sitting behind those two stone pillars
up against the house, but I can't show them in
there. That's the main reason why I didn't
show you lighting.

MR. NEMECEK: Okay.

THE CHAIRPERSON: So then there will
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1 Pelham, New York. I represent the owner, Mr. Paul Nemaj.
2 This is a new home proposed for 186 Old Wilmot Road. There is an existing residence on the property that's going to be demolished. The property size is approximately almost 24,000 square feet, so a little over a half acre, very deep lot, 318 feet average, slightly askew, and it's about 75 feet wide.
3 We're proposing a contemporary colonial on the property. In the upper right-hand corner there is a color rendering of the property -- excuse me -- of the residence, primarily a brick veneer finish, stone base around the entire house up to approximately the sill level of the first floor windows, clear story entry foyer. That's the only double height space in the house. The entry door is going to be a mahogany door. We tried to reproduce the reddish color of the mahogany, as well as the garage door. The garage door is about 12 feet wide.
4 As far as the layout of the house, the ground floor the owners requested a very open

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1 plan so that they could utilize rooms -- they could switch the use of those rooms depending on what party they might be having at the home or the guests that would be coming for dinner or whatever.
2 The second floor is a standard -- the standard layout for bedrooms, bathrooms, master bedroom, small balcony overlooking the rear of the property off the master and one of the bedrooms.
3 It's a one car garage. The chimney, it will be a stone chimney. We tried to indicate that on one of the elevations here. I have samples of the stone and the brick.
4 Let's see what else. I think I've gone over most of the items on the house, the particulars on the house. I could show you the samples.
5 One of the comments that I received from Margaret was we had originally indicated on the plans that you have for a circular driveway, and we didn't realize that we didn't have the width of that. So I revised that plot plan and also the basement floor plan to

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THE CHAIRPERSON: And the new proposed home is how wide?

MR. GEREMIA: The proposed home is 56. 51. 51 feet.

THE CHAIRPERSON: 51. So that's substantially wider.

MR. NEMECZEK: Yes.

THE CHAIRPERSON: And then to the -- what's the allowable on the sides? The setback on the sides now -- the new setback on the side becomes?

MR. GEREMIA: Both side yard setbacks are 12 feet.

THE CHAIRPERSON: The new setback?

MR. GEREMIA: The new setbacks, yes, which is what the minimum code requirement is. The house is set back -- the front yard setback the requirement is 30 feet. We've set the garage, which protrudes from the main body of the house, at 35 feet from the front yard. The main body of the house is set back probably another 15 feet or so further into the property.

THE CHAIRPERSON: So it is quite a

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MR. GEREMIA: I'm sorry.

THE CHAIRPERSON: It is quite a ways back. I mean --

MR. GEREMIA: Quite a ways -- well, the setback is 35 but, yes, the garage --

THE CHAIRPERSON: And that's just the garage. The main piece of the house, main mass --

MR. GEREMIA: The main body of the house is probably about 50 feet from the property line.

THE CHAIRPERSON: Is there an elevation of the other homes together?

MR. GEREMIA: There is a street-scape on one of my drawings, and it's also on -- we also have it on this elevation here.

MR. GARCIA-BOU: On your elevation in front it shows that your windows and your pier is lining up on your elevation and the plan doesn't reflect that.

MR. GEREMIA: Say that again. I'm sorry.

MR. GARCIA-BOU: Like the plan doesn't

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1 is shown different scale than other brick in
your drawings.

4 MR. GEREMIA: We've done that because
5 we're trying to show different surfaces behind
6 others. It's just architectural.
7 MR. LUCA: Right. Well, I'm an
8 architect.
9 MR. GEREMIA: Otherwise, it was just
10 be monotone.
11 MR. LUCA: I'm just giving you my
12 opinion. The quoins, in my opinion, are much
13 too large scale wise. Your chimney needs to be
14 2 foot higher than the ridge based on 10 foot
15 away from the roof line. Also, your chimney
16 is -- I would scale it at 1 foot thick, it
17 should be 30 inches thick. Depth, because you
18 have concrete block, stone, a flew, concrete
19 block and stone, so that chimney --
20 MR. GEREMIA: You're talking about the
21 depth of it, the girth?
22 MR. LUCA: Right, and taller than the
23 ridge line.
24 MR. GEREMIA: Excuse me.
25 MR. LUCA: Taller than the roof line.

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2 it has to be.
3 Couple of other concerns: Your
4 windows, every window you have double hung,
5 some windows are nine over one, some are four
6 over one, some are six over one. The grill
7 pattern.
8 MR. GEREMIA: You know, I really can't
9 hear you. I'm sorry.
10 MR. LUCA: The grill pattern on your
11 windows, every one is different. Some are nine
12 over one, some are six over one, some are four
13 over one. You should try to make that
14 consistent.
15 MR. GEREMIA: Okay. I have to check
16 and see if -- okay.
17 MR. LUCA: I'm looking at it as an
18 overall picture. The columns, the entry
19 columns, are those tapered, are they straight?
20 MR. GEREMIA: Well --
21 MR. LUCA: They're just showing as
22 boxes now. I don't know if that's really what
23 you want them to do. I would revisit also the
24 brick in the pediment on the entryway all the
25 way above. That's my opinion. Only my

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window head on the first floor and the window sill on the second floor is quite large. So if there is any way of making the second floor windows taller, meaning the sill lower, that would help you scale wise. Right now you show 30 inches. Obviously, you know if you go down a certain dimension it has to be tempered. Even the 6 inch difference would probably make a big difference.

MR. GEREMIA: We could probably bring that down. I think that's probably not a big issue. Okay.

MR. LUCA: And I think what helps a lot is when you're doing your crosshatching, that -- you know your hatch patterns in the architect program? That everything -- like the brick is all the same, the roof -- right now the roof reads very large. I know it's not going to be that big, the shingle.

MS. NEMECEK: The hatches are not to scale. The hatches, the roof hatch is not to scale.

MR. GEREMIA: Did you want to see the brick and the stone samples?

---

THE CHAIRPERSON: Yes, please.

MR. GEREMIA: This brick was cut in half.

THE CHAIRPERSON: That's like a sampling of it.

MR. NEMECEK: Is that the color?

MR. GEREMIA: Yes.

MR. NEMECEK: And it has that indentation or is that just damage from carrying it around? The pitting.

MR. GEREMIA: I think that is the texture.

THE CHAIRPERSON: Thank you. I don't know if it can handle it over there, but is there a place where these samples can be put so that the home audience can see them as well? I don't know if that's possible.

MR. GEREMIA: Sure.

THE CHAIRPERSON: With regard to the fenestration, that large window above the entryway, I agree that it just doesn't really look like it belongs. It almost looks like how some of the other hatching is not to scale, it looks like you just kind of threw another grid.
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THE CHAIRPERSON: It's more the scale of the fixture for the space that it's in, not that it's not giving enough light.

MS. NEMECEK: It's too small.

THE CHAIRPERSON: The fixture itself is a little puny for the space.

MR. GEREMIA: Okay.

THE CHAIRPERSON: Any other comments before I open it to the public, folks?

MR. NEMECEK: The railing on the back of the house, that's going to be white, and is that wood, natural wood?

MR. GEREMIA: Yes. Natural wood, yes.

THE CHAIRPERSON: We'll have more chance if there are any other questions. I would like to open up Application 16-34, 186 Old Wilmot Road, to the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here to have any questions or comments regarding this home? Please, come on down, state your name and address.

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MS. KRUG: Hi. Karen Krug, 198 Old Wilmot Road. So this is my first time at an Architectural Board meeting. I've lived here my whole life, which I don't want to tell you how long that is, but it's a long time. So I'm interested to hear -- I know you're going to be off for the summer, this is the last time before September that you guys meet --

THE CHAIRPERSON: They will be at the Planning Board.

MS. KRUG: There were a lot of issues that were brought up with this house, a lot of architectural issues that were brought up. Do you make them come back in a few months or do you then say, okay, we're going to approve you tonight with some things that you have to fix before you take down this house and put up a new house?

THE CHAIRPERSON: It depends on the extent of the recommendations. Sometimes we'll pass something along to the Planning Board and let them -- because everything is conditional on the Planning Board's acceptance, which is later in the month. If there are too many

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1 it's the same around. So the rendering from
2 the front of the house is similar or identical
3 to how the back of the house looks.
4
5 THE CHAIRPERSON: Not identical for
6 sure. There is no front door on the back of
7 the house. The materials and details kind of
8 wrap around.
9
10 MR. MISHLER: And in the back of the
11 house is the window structure similar to the
12 front of the house, in the sense of designs of
13 you talking about the size of the windows?
14
15 THE CHAIRPERSON: Yes. I mean, in
16 terms of the issue that was mentioned, is that
17 what you're referring to?
18
19 MR. MISHLER: Yes.
20
21 THE CHAIRPERSON: There are some
22 windows on the back of the house that are what
23 we call nine over one and then there are some
24 that are six over one. So there is kind of a
25 mish mosh in terms of that, which is something
26 that --
27
28 MR. LUCA: Nine and six over one
29 represents the grill pattern.
30
31 MR. MISHLER: I can't understand what
32 architectural design is the water coming off
33 the house. Right now there's a relatively
34 small house, it's approximately 1800 square
35 feet, and it's much, much smaller in size. The
36 footprint is probably, I'm guessing, 35 by 21
37 or 25, something like that. This would be
38 something on the order, I'm guessing, of 54 by
39 40. So I'm wondering how the water will be
40 draining off the house and then into the sewers
41 and not draining into houses that are downhill
42 from the house?
43
44 MR. LUCA: The water does not go to
45 sewers. It has to be self-contained on the
46 property. So the homeowner and the architect
47 and builder have to put dry wells on the
48 property.
49
50 MR. MISHLER: So they will have dry
51 wells on this property to prevent the --
52
53 MR. LUCA: And it has to be calculated
54 by an engineer.
55
56 MR. MISHLER: Okay, because I'm
57 concerned given that the house -- the land does
58 slope on one side, I don't know which side it
59 is, if it's the western side, the property does
60 slope down a little. I'm just wondering about,
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you know, how the water will be draining off the property without affecting --

MR. LUCA: Towards your property?

Towards your property?

MR. MISHLER: No, it's not my property. I'm just saying, I know the neighborhood.

THE CHAIRPERSON: On the zoning analysis, the building coverage is like way below the --

MR. MISHLER: Could you speak up, please, we can't hear you.

THE CHAIRPERSON: On the zoning analysis, the building coverage is way below.
The maximum it can be is 27 percent of the property and it's at 11.58 percent of the property. So the coverage of the building on the property is way below the zoning, but most certainly the town will most certainly not let them put any house on a piece of property without the correct drainage. It's not necessarily our purview here, but for sure that will be covered by the town. They will not issue them a permit. They go over the plans.

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with regard to those issues with more of a fine tooth comb than we do. What we're really concerned with here is the aesthetics and how it looks, but they will for sure not let that happen. As you can see by the coverage alone, it is below the minimum.

MR. MISHLER: As I said earlier, I'm at a disadvantage because I only received notice of this before Memorial Day and it's now only the 2nd. I've had no opportunity to look at any of these items that you have.

THE CHAIRPERSON: Did you figure out the list? Do you have the list there?

MR. VERNON: Yes. There was a return receipt signed for -- I didn't get your name again, I'm sorry.

MR. MISHLER: Excuse me.

MR. VERNON: There was a certified mail receipt received for 201 Wilmot Road.

MR. MISHLER: I never received it, sir.

THE CHAIRPERSON: Somebody at that address signed for it?

MR. VERNON: Yes. It's --

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brick. That is the size and that's pretty much
a standard sized brick. And I did question my
client and he did bring it and --

MR. LUCA: All right. All right.

Take the word "jumbo brick" off your drawing
then because you're drawing says, "jumbo
brick."

MR. GEREMIA: That's what it is
called. I'll eliminate the word "jumbo," but
that is the brick size only cut -- the depth
cut in half just to transport it easier.

MR. GARCIA-BOU: And the light
fixtures.

MR. NEMECEK: The light fixtures in
general, even the ones in the back of the
house.

MR. GEREMIA: What else did I have?

THE CHAIRPERSON: You think the ones
in the back are off scale or do you think --

MR. NEMECEK: In the back --

MR. GEREMIA: Also, you mentioned the
sill height of the second floor to drop a
little bit.

MR. LUCA: I think it will help you

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scale wise.

MR. NEMECEK: I think they're tiny. I
think they're small.

MR. GEREMIA: The columns, the entry
columns.

MR. LUCA: A little bit more detail.

Decide what kind of columns you want. Most
likely, I think in this house you probably want
tapered column, a round, tapered column.

It's not showing that right now. You want to
have a capital and maybe a base detail on your
drawing.

MS. NEMECEK: And also the scale of
the quoins. The scale of the quoins.

MR. GEREMIA: The scale of the coins.

Okay.

THE CHAIRPERSON: And the center
window.

MR. GEREMIA: What was that? I'm
sorry.

THE CHAIRPERSON: The window above the
entry door.

MR. GEREMIA: I have that covered,
yes.

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existing ranch home. We plan, on the left side
of the property, extending to the property
setback, pulling the house forward a few feet
and extending over the existing left-hand side
of the property. The area above the existing
garage, which is one story, will remain one
story. So, in a nutshell, we're pretty much
just adding a second floor onto the existing
left-hand one story and an addition to the side
of that, which will be our family room.
Our materials are going to be stucco,
a metal roof. A very simple pallet. So we're
basically taking this ranch house and updating
it to a modern ranch. Large windows to get
light into the house, an open floor plan. The
area above the garage is going to stay a three
bedroom area, the new second floor is going to
be the master suite, and that pretty much is
the short and the long of it.
Any questions?
THE CHAIRPERSON: Is that a color
rendering of it?
MR. SOSTRE: It is not. That is just
a picture for the sample of what the house will
look like. It has a metal roof. Total values
are what we're looking to duplicate. The
windows styles are the same thing we're trying
to emulate. We do not have a color rendering
of the house, but it's very similar to what
this small image has captured.
MR. LUCA: Do you know the color yet
or no?
MR. SOSTRE: It's going to be a light
gray or a taupe color, like in the picture. No
yellows, no bright colors, no Miami Beach. It
going to be a subdued light gray, taupe. It's
a modest house, and we're trying to keep it
modest and not ostentatious.
Mr. LUCA: What about the window
frames?
MR. SOSTRE: The window frames are
going to be black. That's trendy now. A lot
of window companies are doing black frames, and
I think this house kind of fits that
vocabulary. It adds a little bit of detail on
a house that's pretty stark and simple and just
a little punches of detail like the window
frames, the frieze board and stucco, the reveal

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to indicate the frieze board, some reveals at
window lines, but that is pretty much the
vocabulary of the house.
MR. LUCA: What about the garage door,
is that a glass door?
MR. SOSTRE: That will be a glass door
with wood styling, styles and rails, and the
front door will be a wood door on pivot hinges.
That is showing as a double door, that has
changed, it's going to be one large door on
 pivots, as of 15 minutes ago in discussion with
the client.
There are a few other modifications
that we have made that didn't make its way on
the drawings that you have. It basically
pertains to the front elevation. Over the new
addition, we enlarged the windows. We have two
rectangular windows, which are double windows,
and we made them taller to match all the other
windows to keep that rhythm.
Mr. LUCA: That's the master closet?
MR. SOSTRE: That's the master closet.
Then above the garage there was two windows
originally, and we changed it to three windows

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to spread out the -- to eat up some of the
elevation, because with two windows there was
two large masses on the left and right and we
said, you know --
MR. LUCA: It works better that way.
It's not so off center now like it was.
MR. SOSTRE: Right. Yes. Yes.
MR. LUCA: And the garage door is like
a white frosted glass with an aluminum frame?
MR. SOSTRE: We're thinking that it
will be a wood frame. So it might be like a
dark ebony or something. It will probably be a
mahogany frame or aluminum black. It's going
to be something black depending on what the
door is going to be. If the door is going to
be wood, it's going to be a dark wood door. If
it's going to be aluminum, it's going to be a
black aluminum or bronze anodized door.
MR. NEMECEK: And what color is the
roof again?
MR. SOSTRE: The roof, we're looking
at the same colors that are on the home. It's
a darker taupe. It's a shade of the -- it's a
shade of the stucco.

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MR. NEMECEK: Can we see that?

MR. SOSTRE: Absolutely.

MR. GARCIA-BOU: You don't have any samples of any finishes?

MR. SOSTRE: No. The stucco is basically stucco and the roof is a metal roof.

MR. LUCA: It's a pre-fab metal roof; right?

MR. SOSTRE: Yes.

MR. LUCA: It's not going to be made on site?

MR. SOSTRE: No, they're not going to be shaping it. So it's going to be pre-fab, Fabral or one of those roof companies. The house, I think, fits as far as scale. The house next to it is significantly larger. The house to the right is the same house this was. At some point, that house is going to change also just like everything else in the neighborhood. So the house isn't overpowering the site. I think it fits nicely, and the clients didn't want to make too big a house.

MR. GARCIA-BOU: I feel that I need to discuss this with DINA M. MORGAN, REPORTER

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renderings, that the bright orange or the bright yellow that the guy presented on the rendering is not going to be the color that the house is. Renderings are very deceiving.

That's why I think it's more important to see a house in context than a render of a house which is computer model which never looks like the house that --

MR. NEMECEK: Something renderings are deceiving but materials are not. So it would have helped if you had some materials that we could take a look at the colors, compared them because we have them with most --

MR. LUCA: If you had the black aluminum with the gray metal roof and then the color of the stucco, let's say, that three color pallet.

MR. SOSTRE: Right. I thought it was better to show you a house that had been composed successfully than put together a drawing that will never look like the houses in the other renderings. Those houses are two dimensional, you never see shadow lines, how colors lay. You just see a swatch of yellow, a

MR. SOSTRE: I probably won't bring back a rendering. I don't think it's an accurate representation of a house. I can do a colored pencil rendering. I don't think that --

MR. SOSTRE: I probably won't bring back a rendering. I don't think it's an accurate representation of a house. I can do a colored pencil rendering. I don't think that --

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THE CHAIRPERSON: Well, okay --
MR. SOSTRE: But the materials, I'm saying a stucco facade. Are you saying that you're going to be able to -- you're going to get into is it a slight popcorn, is it a 2 percent sand mix? These are the things that a stucco finish is that's unperceivable from 25 feet from the road when you're driving by at 30 miles an hour.

MR. LUCA: Most Architectural Review Boards -- I go in front of them all the time as well, I'm an architect -- and they all want color renderings as well as samples. Like you said, they do want to see the stucco finish. Even though you're 25 feet away doesn't mean that I'm not going to walk up to the house, for example. It's typical.

MR. SOSTRE: Most of our work is in Scarsdale, and we generally don't do color renderings. I put up a lot of big houses there.

MR. LUCA: All my work is in Scarsdale --
MR. SOSTRE: What is that?

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MR. LUCA: All my work is in Scarsdale. I design and build in Scarsdale.

MR. SOSTRE: Okay.

MR. LUCA: All my things are rendered and sometimes I bring models, and I always bring material samples.

MR. SOSTRE: I built many houses and I've never brought one sample there.

THE CHAIRPERSON: Well, in Eastchester we need them.

MR. SOSTRE: You need them but --

THE CHAIRPERSON: At this point, I don't know if we should even bother to open it up the public hearing. We can do it just as a formality and then --

MR. SOSTRE: I could bring them for --

THE CHAIRPERSON: So I would like to open up Application 16-35 for a public hearing.

If there is anyone here that wishes to address -- sir, can you come to the podium, please, and give us your name and address. Come to the podium, please. Good evening.

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MR. SOSTRE: Right, but I brought an image of what it's going to look like. If this was rendered in color, it would have been better?

THE CHAIRPERSON: No. What we want is samples. You can debate us all day long about a color or not color rendering, it's helpful to us to know that, but we need samples and color samples. Maybe that's what's throwing you when we say "color." We need color samples of what roofing you're going to use, what siding you're going to use, what trim color, what garage door. Often on garage doors you can bring a cut. We're looking at the aesthetics of the home, so we want to see all those aesthetic elements presented to us.

SOSTRE: Of stucco?

THE CHAIRPERSON: Excuse me.

MR. SOSTRE: Of a plainer surface that is no different than the sand color of this wall and textured no different, that's what you want to see?

THE CHAIRPERSON: We need to --

MR. SOSTRE: You want --

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THE CHAIRPERSON: We need to see samples more of color, perhaps the texture, the color you're going to use. Not just, it's going to be a beige or whatever. This is the color we're going to use for the roof, this is the color we're going to use for the stucco, this is the color we're going to use for the trim. This is what we need to see. This is part of the application.

SOSTRE: Isn't that all described in the picture that shows the house?

THE CHAIRPERSON: No. No, sir. That doesn't give us a color. It gives us an approximation of a color, yes, it's a taupe, it's a dark. You need a swatch, a paint, the metal from the roof from the roof company. You see the other applicants, they come, they were asked for shingles, they show you a sample of the shingle, what the charcoal shingle looks like, this is a piece of the stone, this is the piece of the brick. Whatever the material is that you are using in your home --

SOSTRE: So you want to see a flat piece of metal painted the same color as the...

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THE CHAIRPERSON: I want to see --

SOSTRE: There is no texture --

THE CHAIRPERSON: I want to see --

SOSTRE: This a flat --

THE CHAIRPERSON: Excuse me, sir. Can I answer the question, please. I want to see a piece of the material you are going to use on the home, whether it is for the siding, the roof, the trim, whatever it is, to represent what it is you're using. We're not approving, well, it's going to be taupe.

We're approving --

SOSTRE: I didn't say, well, it was going to be taupe. I said there is an image there. There is no trim on the house.

The window casings are black.

SOSTRE: Then --

SOSTRE: I need a black piece of aluminum to say this is a black piece of aluminum.

THE CHAIRPERSON: Sir, you debating this is not going to get any of us anywhere.

SOSTRE: I just want to see how...

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ridiculous I have to become with the materials that I bring, because I have a plainer surface that's taupe and I gave you a --

THE CHAIRPERSON: I'm sorry, sir, but your application says to bring materials. That's part of the application. We are requesting that from you. You don't have it. So we are asking you to come back with that. Your application is incomplete. These are the things that are missing. Please come back with them.

SOSTRE: So I will bring back a black piece of aluminum that represents black flat surface, I will bring back a piece paper painted taupe that represents stucco, and a taupe piece of metal for the roof, because you don't have any indication of knowing what you're looking at if it's a 12 gage, 2 gage -- maybe some of you do -- but it makes no difference on the material. What is holding a black piece of aluminum or a taupe piece of aluminum going to make a difference. I have provided an image of the materials in the picture. To hold this and say this is going to...

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be my material color, it makes no difference if
I give you a material --
THE CHAIRPERSON: Sir, I'm sorry, but
I'm not going to spend the rest of the evening
debating with you over what is requested of you
to bring with your application.

MR. SOSTRE: I could see if there was
brick, if there were details, if there were
crowns, if there were facias, if there were
cornices, if there was an articulation of any
details, I would agree with you.

THE CHAIRPERSON: Materials are
materials. Please come back with samples of
your materials, sir. That's it.

MR. GARCIA-BOU: And also I would like
to see --

MR. LUCA: Do a color rendering.
MR. SOSTRE: What's that?

MR. LUCA: Do a color rendering.
MR. SOSTRE: To produce a color
rendering like those people did in the bright
yellow and the green, is that a color
rendering?

MR. LUCA: Do it by hand with prism

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evening. We are proposing additions and
alterations to an existing single family
residence at 96 Stebbins Avenue.
The proposed scope of work will
include a two story addition with a new entry
portico at the front of the existing residence,
and the addition is represented by this pink
color here. We're also proposing constructing
a second story addition over the existing
footprint, which is represented by this green,
yellow shade here. We're proposing interior
alterations on the first and second floor,
including expansion of the living space into
the existing garage on the first floor and site
alterations including the relocation and
expansion of the driveway, a new front walkway,
and a new patio at the rear of the existing
residence.

Here is the first floor showing the
small addition just to allow for some extra
space at the entrance before you get to the
staircase, and this is the expanded living
space into the existing garage, which will be a
new kitchen, family room space.

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color. It doesn't have to be a CAD. Just do
something so, you know, it shows reflection on
glass, shows black, it shows shadow lines,
which is important; right? You have the
elevations, your roof step back. You know what
you got to do, you're an architect.

MR. SOSTRE: You work in Scarsdale;
right?

MR. LUCA: All day long.

MR. SOSTRE: You see that beautiful
house on Hampton, 50 Hampton?
MR. LUCA: 50 Hampton? I don't know
50 Hampton.

THE CHAIRPERSON: Excuse me, sir. As
I was saying before, I would like to make a
motion for Application 16-35 to return to the
ARB in September with the requested material
samples as required on your application. Thank
you.

Next up, we have Application 16-36, 96
Stebbins Avenue.

MR. IANNACITO: Good evening. My name
is John Iannacito. I'm an architect and I'm
representing Mr. and Mrs. Brian Conybeare this

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painted AZEK in a white finish. The roof
shingles will be an asphalt shingle in a mory
black finish, which is that one here, and the
windows will be a vinyl clad in a white finish.
The railings will be vinyl in a white finish.
The columns will be square wrapped with AZEK
and painted white. I think that's about it. I
would be happy to answer any questions you
have.

MS. NEMECEK: Can we look at your
samples, please.
THE CHAIRPERSON: Actually, I'm
curious, on your check list where it says,
samples, and --
MR. IANNACITO: TF, to follow.
THE CHAIRPERSON: TF, to follow.
Okay.
MR. LUCA: I just have -- I don't know
if you could do this or not -- one concern.
The second floor windows, I don't care for the
windows being wider than the first floor
windows overall. You know what I mean? Maybe
you could put them closer together so that
visually they line up? I know the space

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between the two windows obviously is going to
come down 18 inches, let's say, but there
really is not enough room to do anything in
between them?
MR. IANNACITO: So squeeze these a
little bit?
THE CHAIRPERSON: Yes.
MR. LUCA: Or if the first floor
windows get a little bit wider. I kind of
think there needs to be a line.
THE CHAIRPERSON: They look like not
cockeyed but like --
MR. IANNACITO: That's not a problem.
MR. LUCA: Or the first floor windows
get a little bit wider. I'm talking about the
exterior lines, the far left, far right both
kind of align.
MR. IANNACITO: The only reason I
don't think it's that important that these line
up is because this is a shed dormer that is
coming out of the roof. So we will see the
roof shingle carry across on the gable here and
here and along the bottom. So it's kind of
growing out of the roof and it's kind of set

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1. built right up to the setbacks now.
2. I also brought a sample of a light
3. fixture. That's also new, that bay window on
4. the side, just to add a little texture to that
5. side. This is facing the street, so just to
6. add a little bit more texture to that facade
7. having something bumped out trimmed in white
8. with the roof. The light fixtures, we would
9. have one on each side of the front entrance
10. door and then one on the side, which I didn't
11. show it, I'll put it in for the Planning Board
12. set.

THE CHAIRPERSON: As a formality,
13. we'll make a motion to open Application 16-36
14. for a public hearing.

MR. GARCIA-BOU: Second.
15. THE CHAIRPERSON: All in favor.
16. (All aye.)
17. THE CHAIRPERSON: Anyone here? No?
18. (No comments.)
19. THE CHAIRPERSON: I make a motion to
close Application 16-36.

MR. NEMECEK: Second.
20. THE CHAIRPERSON: All in favor.

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1. (All aye.)
2. THE CHAIRPERSON: I believe other than
3. the recommendation to squeeze those windows --
4. MR. IANNACITO: Squeeze the windows,
5. okay.

THE CHAIRPERSON: I know this is an
6. addition, but are there any planned relocation
7. of AC units or anything like that?
8. MR. IANNACITO: The house doesn't have
9. AC right now. The condensers are going to be
10. located in this corner right here within the
11. setback line. So it's in this little indent
12. right in here.

THE CHAIRPERSON: That seems like the
13. obvious place to put it.
14. MR. IANNACITO: It's the only spot
15. that's available.

THE CHAIRPERSON: I would be remiss if
16. I didn't do that Enda. He's always asking
17. about that. I think that's it. Anything else?
18. No?
19. (No comments.)
20. THE CHAIRPERSON: So I make a motion
21. to pass along Application 16-36 to the Planning

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THE CHAIRPERSON: All in favor.
21. MR. IANNACITO: Thank you very much.
22. THE CHAIRPERSON: Thank you for your
23. patience.

MR. GARCIA-BOU: Don't forget your
24. samples.

MR. NEMECEK: Thank you.

MR. IANNACITO: See you in September.

THE CHAIRPERSON: Hopefully. For
25. something; right?

MR. VERNON: I apologize for getting
26. all of your names wrong before, by the way. I
27. think I said that Carlos was missing but it is,
28. in fact, Enda that is absent today.

THE CHAIRPERSON: I would like to make
29. a motion to close the ARB meeting for June 2nd,
30. 2016.

MR. GARCIA-BOU: Second.
31. THE CHAIRPERSON: All in favor.

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THE CHAIRPERSON: All right.
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 22nd day of June, 2016.

DINA M. MORGAN

Court Reporter

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