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TRANSCRIPT OF TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 5, 2015

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HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
February 5, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

ENDA MCINTYRE, ACTING CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

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

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1 EASTCHESTER ARB - 2/5/15
2 THE CHAIRPERSON: Good evening, Ladies
3 and gentlemen. Welcome to the February 5th
4 meeting of the Architectural Review Board.
5 Margaret, if you would like to call the order.
6 MS. UHLE: Sure. Carlos Garcia-Bou.
7 MR. GARCIA-BOU: Here.
8 MS. UHLE: Enda McIntyre.
9 THE CHAIRPERSON: Here.
10 MS. UHLE: Jennifer Nemecek.
11 MS. NEMECEK: Here.
12 MS. UHLE: Laura Raffiani and Maria
13 Bonasia are not able to attend the meeting
14 tonight. We have a three member board.
15 THE CHAIRPERSON: Okay. The Pledge of
16 Allegiance.
17
18 (Whereupon the Pledge of Allegiance
19 was said.)
20
21 THE CHAIRPERSON: We've had the roll
22 call. So we have three items on our agenda
23 this evening. The first is a returning
24 application, Application 14-42, Mickey
25 Spillane's Restaurant, 429 White Plains Road.

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1 EASTCHESTER ARB - 2/5/15
2 We discussed this at our January meeting. It
Page 2

3 was presented. I believe the public hearing
4 was opened and subsequently closed. So we
5 won't be hearing from any members of the public
6 this evening on this application.

7 So I would like to invite the
8 applicant and the architect to come up and make
9 his presentation.

10 MR. IANNICITO: Good evening. My name
11 is John Iannicito. I'm an architect, and I'm
12 representing Mike Hynes and Stephen Carty this
13 evening, the owners of Mickey Spillane's.

14 So based on the comments that we
15 received at the last Board meeting, we made a
16 few changes to the street facade, reducing the
17 scale and mass at the upper portion of the
18 building. The proposed clear story was pushed
19 back beyond the street facade about three feet
20 and will float in the space above in order to
21 allow for the proposed cornice detail to run
22 completely along the front of the facade. The
23 windows that are above the folding glass
24 partitions were raised up to minimize the space
25 between the top of the windows and the cornice.

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1 EASTCHESTER ARB - 2/5/15
2 A signage band was added below the balconies
3 and above the stone veneer with built-in
4 lighting for the signs and to wash down onto
Page 3

5 the stone, and wall sconces were selected and
6 shown on the elevations, and cut sheets were
7 submitted.

8 We also made some changes on the plan
9 to provide some additional plumbing fixtures in
10 the proposed toilet rooms on the second floor.

11 THE CHAIRPERSON: As part of your last
12 application, you had that vertical section
13 through the building; do you have that for
14 this?

15 MR. IANNICITO: Yes. That's the
16 section through the facade, this is the cornice
17 detail, the glass, some space -- solid wall
18 space, the folding glass partitions, the
19 signage band built out with built-in lighting
20 here to shine down on the sign and built-in
21 lighting here to shine down onto the stone, and
22 here is the detail blown up with the cornice
23 and signage band.

24 THE CHAIRPERSON: What's the dimension
25 on that?

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1 EASTCHESTER ARB - 2/5/15

2 MR. IANNICITO: The overall here?
3 (Indicating.)

4 THE CHAIRPERSON: Yes.

5 MR. IANNICITO: The signage band is
6 30 inches, and the little detail with the crown
Page 4

7 and the balcony is 11 inches.
8 THE CHAIRPERSON: Okay. So that's
9 41 inches. What's the top -- what's the top --
10 MR. IANNICITO: The cornice?
11 THE CHAIRPERSON: -- dental molding?
12 Yes, the cornice.
13 MR. IANNICITO: The cornice is 1 foot
14 9 and a half plus five and a half.
15 THE CHAIRPERSON: Okay. Can I see
16 that a little bit closer just to kind of get a
17 sense of scale?
18 MR. IANNICITO: Sure.
19 THE CHAIRPERSON: And you feel that
20 that's meaty enough on the top of the facade
21 and the --
22 MR. IANNICITO: I think when you look
23 at the overall facade, I think, yeah, the
24 proportions work. We don't want them to get
25 bigger than the windows at the top.

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1 EASTCHESTER ARB - 2/5/15
2 THE CHAIRPERSON: What sort of --
3 what's the color scheme in terms of --
4 MR. IANNICITO: The existing stone
5 there will remain, which is shown here. Then
6 we have two tones of gray for the fields and
7 then all the trim. So it will be a lighter
8 gray in the field and a darker gray for the
Page 5

9 trim.
10 (Indicating.)
11 THE CHAIRPERSON: The windows and the
12 railing?
13 MR. IANNICITO: The window frames will
14 be black and the railings will be black.
15 THE CHAIRPERSON: What color is the
16 top cornice?
17 MR. IANNICITO: That will be the gray,
18 the darker gray.
19 THE CHAIRPERSON: And the setback, the
20 little atrium, that's the same? Is that like
21 gray with the darker gray?
22 MR. IANNICITO: The atrium?
23 THE CHAIRPERSON: Well, just to pop
24 up, the clear story.
25 MR. IANNICITO: Yes. The clear story

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1 EASTCHESTER ARB - 2/5/15
2 will have the same -- it will have a smaller
3 crown without all the corbels, and then the
4 stucco with the glass same color as the
5 building. Again, in section -- the clear story
6 was brought in both on the front and in the
7 back, and it will float inside the banquet
8 hall.
9 THE CHAIRPERSON: Is it on all four
10 sides?

11 MR. IANNICITO: Glass on all four
12 sides, yes.

13 THE CHAIRPERSON: That's going to be
14 nice.

15 MR. IANNICITO: This is the front
16 face, that's the rear, and then this will be
17 all glass around.

18 (Indicating.)

19 THE CHAIRPERSON: And that's
20 aesthetics to sort of further -- sort of
21 amplify the ceiling space and allow shafts of
22 light to come in?

23 MR. IANNICITO: More light to come in.
24 It's going to be a beam ceiling with some dark
25 woods and then lighter panels, lighting

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1 EASTCHESTER ARB - 2/5/15
2 fixtures, to bring up some of the details from
3 the bar downstairs, bring those details up to
4 the second floor.

5 THE CHAIRPERSON: Okay. Any comments?

6 MS. NEMECEK: Looks nice.

7 MR. GARCIA-BOU: The only comment I
8 have is: I like that you responded to all the
9 comments that we had.

10 MR. IANNICITO: I think the comments
11 were helpful. It did bring the scale down, and
12 I think it really worked well.

13 MR. GARCIA-BOU: It looks much better.

14 MR. IANNICITO: Yeah.

15 THE CHAIRPERSON: I think it looks
16 good. I look forward to seeing it come to
17 fruition. Any sort of closing comments?

18 MS. UHLE: No.

19 THE CHAIRPERSON: Okay. So with no
20 further ado, I would like to make a motion to
21 move Application 14-42, Mickey Spillane's
22 Restaurant, 429 White Plains Road, on to the
23 Planning Board for their ultimate review and --
24 Let's just say ultimate review at this stage
25 and hopefully approval. Do I have a second?

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1 EASTCHESTER ARB - 2/5/15

2 MR. GARCIA-BOU: Second.

3 THE CHAIRPERSON: All in favor.

4

5 (All aye.)

6

7 THE CHAIRPERSON: Okay. Good job.

8 Well done.

9 MR. IANNICITO: Thank you.

10 THE CHAIRPERSON: Okay. Moving on.
11 Our first item of new business on the agenda
12 this evening is Application 15-03, Siwanoy
13 Country Club, 1 Siwanoy Club Way. If we could
14 have the applicant come up, introduce

15 themselves, and talk us through.

16 MS. MARRONE: Good evening. I'm
17 Maggie Marrone, the architect for Siwanoy
18 Country Club.

19 Siwanoy currently has three paddle
20 courts, and they realized after they were
21 installed that they -- it's been a few years --
22 but that they were oriented the wrong way,
23 because the sun is directly in everyone's eyes
24 on one side of the court. So they would like
25 to reorient the courts to be east-west as

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1 EASTCHESTER ARB - 2/5/15
2 opposed to north-south, and they would also
3 like to add another court, and at the same time
4 add a new paddle hut. The paddle hut will be
5 about 112 feet back from the property line, so
6 it's fairly far back, and it will mimic the
7 same style that's at the pool house currently.
8 You can see the pool house is a clapboard
9 building, and it's got a cupola, and we would
10 like to do something very similar with that
11 style. It's going to have an asphalt shingle
12 roof to match the clapboard 6 inch to match the
13 existing pool house, and the windows are
14 Anderson white finish. Really all the
15 materials are matching the existing. The new
16 facility is going to have a bathroom and a

17 fireplace. It's going to be a lot more
18 conducive to gathering people inside versus the
19 one that is there now, which is pretty much
20 just a shed. Also, they're adding the fourth
21 court, which will help a lot, because paddles
22 have become really popular.

23 MS. NEMECEK: I notice you have a snow
24 gate listed. Are these courts going to be
25 heated from below?

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1 EASTCHESTER ARB - 2/5/15

2 MS. MARRONE: They have existing
3 heating right now. They are propane heaters.

4 MS. NEMECEK: That was my question.
5 And where is that equipment going to be?

6 MS. MARRONE: It's under the courts.

7 MS. NEMECEK: It's under the courts,
8 so you're not going to see it, because that's
9 why I was asking. If they weren't going to be
10 heated usually they're put at ground level.

11 MS. MARRONE: That's why the courts
12 are elevated.

13 MS. NEMECEK: Right, for all that
14 equipment. One of the things that I found is
15 that there is no planting plan yet, and it
16 looks a little barren. With these platforms
17 raised, they really need something. It looks a
18 little bare. Even though it's kind of in a

19 wooded area it seems, it would be nice to see
20 what you would be planting over there, and it's
21 going to be used mostly fall through spring, so
22 it should reflect that.

23 MS. UHLE: Are you most concerned
24 about on Crawford Street or on Club Way or
25 both?

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1 EASTCHESTER ARB - 2/5/15

2 MS. NEMECEK: Both. You want it to
3 look nice for the people that are going to use
4 it, but also for the people that are going to
5 be seeing it, because there is no leaf cover,
6 and, you know, people can kind of see in.

7 MS. MARRONE: Right. I know, right
8 now it's fairly visible.

9 THE CHAIRPERSON: Any comments,
10 Carlos?

11 MR. GARCIA-BOU: No.

12 THE CHAIRPERSON: I would like to make
13 a motion that we open Application 15-03,
14 Siwanoy Country Club -- open up to the public.
15 Do I have a second?

16 MS. NEMECEK: Second.

17 THE CHAIRPERSON: All in favor.

18

19 (All aye.)

20

21 THE CHAIRPERSON: Any members of the
22 public that would like to speak with regard to
23 this application, now is your opportunity.
24 Anybody here?
25

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1 EASTCHESTER ARB - 2/5/15
2 (No comments.)
3

4 THE CHAIRPERSON: No. So I would like
5 to make a motion to close the public hearing on
6 Application 15-03. Do I have a second?

7 MS. NEMECEK: Second.

8 THE CHAIRPERSON: All in favor.

9
10 (All aye.)
11

12 THE CHAIRPERSON: The public hearing
13 on this application is now closed.

14 So, I guess, the only, I guess,
15 question that I have is: Seeing this is
16 somewhat of an occupied building, does it have
17 any air conditioning or anything?

18 MS. MARRONE: No. It's on a timed
19 heater and that's it. It's not really used in
20 the summer, it's used in the winter.

21 THE CHAIRPERSON: Right. So it's
22 electric heat?

23 MS. MARRONE: It has been electric
24 heat. We are putting gas in.

25 MS. NEMECEK: You use natural gas to

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1 EASTCHESTER ARB - 2/5/15

2 heat the platforms too?

3 VOICE: We are currently using
4 propane, and we're considering converting to --

5 THE CHAIRPERSON: I guess just looking
6 from the pictures or looking at the pictures,
7 you have those sort of pole expansion lights.
8 They all have to be reconfigured due to the
9 fact that you are reallocating the courts; is
10 that right?

11 MS. MARRONE: They're part of the
12 courts, actually. They're built into the
13 courts.

14 THE CHAIRPERSON: So are they all
15 existing to remain to be reused?

16 MS. MARRONE: Three of the courts are
17 being reused, and we'll have one new one that's
18 exactly the same, yeah.

19 THE CHAIRPERSON: Okay.

20 MR. GARCIA-BOU: What is the finish on
21 the aluminum uprights; what color are they?

22 MS. MARRONE: You mean the --

23 MR. GARCIA-BOU: The uprights.

24 MS. MARRONE: They're black -- or

25 bronze. Very dark bronze.

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1 EASTCHESTER ARB - 2/5/15

2 MR. GARCIA-BOU: And the wire mesh?

3 MS. MARRONE: The wire mesh is

4 blackish, but it's very hard to -- it's very

5 light. I mean, you could see right through it.

6 THE CHAIRPERSON: Okay. I think this

7 is a pretty straightforward application.

8 Certainly what you represented in terms of the

9 architecture I think it's certainly in keeping,

10 and it looks nice. Do you have any more

11 comments, Carlos?

12 MR. GARCIA-BOU: No.

13 THE CHAIRPERSON: Jennifer?

14 MS. NEMECEK: No.

15 THE CHAIRPERSON: Okay. With that

16 being said, I would like to make a motion that

17 we approve Application 15-03 for Siwanoy

18 Country Club. Do we have anything that we want

19 to --

20 MS. UHLE: I think there was a

21 recommendation that they prepare a landscape

22 plan.

23 MS. NEMECEK: Yes.

24 THE CHAIRPERSON: Okay. So as part of

25 our recommendation and moving you forward to

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1 EASTCHESTER ARB - 2/5/15
2 next level, which would be to the Planning
3 Board, we would certainly like you to have part
4 of that next application a landscape plan for
5 their review and consideration.

6 So with that being said, I would like
7 to make a motion to move this forward. Do I
8 have a second?

9 MR. GARCIA-BOU: Second.

10 THE CHAIRPERSON: All in favor.

11
12 (All aye.)

13
14 THE CHAIRPERSON: Great. Thank you.

15 MS. MARRONE: Thank you very much.

16 THE CHAIRPERSON: Okay. Moving
17 quickly onwards, the next item of new business
18 is Application 15-02, located at 62 Lake Shore
19 Drive. It is a new single family residence.
20 So if you would like to --

21 MR. SCHLOMANN: I have some
22 updated documents.

23 THE CHAIRPERSON: Okay. Thank you.

24 MS. NEMECEK: Thank you.

25 MS. UHLE: Thank you. Give one to Jay

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1 EASTCHESTER ARB - 2/5/15

2 too.

3 THE CHAIRPERSON: Okay. So if you
4 would like to, when you're ready, introduce
5 yourself, give us a little summary of the
6 application, and kind of talk us through it in
7 a little more detail.

8 MR. SCHLOMANN: Sure. My name is Sid
9 Schlomann. I'm an architect with SI Design
10 representing the owners, Adriano and Barbara
11 Cantreva. The application is for -- there's an
12 existing split level house -- you should have
13 photographs of the existing on Lake Shore
14 Drive. It's situated -- it's a relatively flat
15 roof, 1950's, '60's, you know, pretty
16 straightforward house.

17 The property itself is over an acre,
18 1.2 acres, with a majority of that property
19 being in the lake itself. There is
20 approximately a half acre that is above the
21 lake, which we use for all the zoning
22 calculations, and we had to make some
23 modifications there to make it fully comply
24 with zoning. The proposal is basically to
25 knock down the house. Right now there is a

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2 split level, so there is a garage and a lower
3 level, and then kitchen, living, and then
4 bedrooms. So it's kind of three levels
5 considered, I guess, a one and a half or two
6 story house. The proposal is to not excavate
7 so much more -- the site naturally slopes
8 towards the rear, so the proposal is to have
9 two full stories with a flat roof. The
10 existing basement level will basically be crawl
11 space and mechanical and some bathroom and
12 accessory use for the pool, not so much living
13 space in the basement. So the first level
14 would be garage, mud room, pantry, kitchen,
15 open floor plan, very modern open floor plan
16 design taking advantage, of course, of the
17 views of the lake, the orientation to the sun
18 and the site. So we tried to give some street
19 presence and also a lot of views and recreation
20 towards the rear while shielding, you know, not
21 so much activity towards the sides, towards the
22 neighbors. It should be noted we just retained
23 a landscape architect who will be working on
24 the landscaping plan, I guess, for subsequent
25 meetings here as well as the Planning Board, as

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1 EASTCHESTER ARB - 2/5/15
2 well as storm water engineer to address the

3 storm water concerns and retention.
4 So really the overall concept is to
5 have a -- the site itself is a little bit on an
6 angle, so the garage is all the way out towards
7 the front setback, which I believe is 30 feet
8 in the front, and everything else, I guess, a
9 little bit set back, with really glass in the
10 front, glass in the rear, views toward the rear
11 creating an elevated patio and a pool, which,
12 although is in-ground pool, is really an
13 above-ground pool with a patio around it in
14 essence. Then really a lot of the, you know --
15 master bedroom in the back with a deck
16 overlooking -- on a terrace covering the
17 outdoor recreation area or outdoor dining, and
18 that's kind of the concept.
19 In the rear there is a pool, a hot
20 tub, and a fire pit, and just patio space for
21 the family to gather, and then -- although the
22 rendering, you know, the computer rendering
23 doesn't really depict it properly, so we'll
24 have a cut through the site, but it will be
25 kind of tiered down with mainly grass on the

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1 EASTCHESTER ARB - 2/5/15
2 sides and some steps down toward the rear yard,
3 and the remaining 50 feet of grass toward the
4 lake to be, you know, play space for the

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children and the family.
In terms of color scheme and overall motif, it's really pretty basic. We're proposing a flat roof, which is white energy efficient. Just so you know, they are considering solar panels. I don't know if that would be part of this application. It's not definitive yet. They're looking at -- shopping around different programs. Is that something that would be part of this?

MS. UHLE: I'm sure both Boards would be interested, but solar panels don't require ARB or Planning Board review. That is a decision that could be made down the road.

MR. SCHLOMANN: Okay. If they were included, I think we would try to orient them toward the rear so they're not visible from the front. So it would be a flat roof, generally flat, with tapered insulation, a rubber membrane. The color schemes are really to utilize -- although it's rectilinear and modern

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EASTCHESTER ARB - 2/5/15
in nature, we're trying to utilize wood, a dark espresso wood for the garage doors, front door, and horizontal banding in this color to try to warm it up a bit, and then there would be cement fiberboard panels, which is this

7 equinox. It's like a Hardi product that would
8 be an off-white color, and then the stone
9 elements -- it's a little bit hard to see in
10 the rendering -- the vertical stone to the
11 right of the front entry door would be the
12 limestone, similar -- nothing too bland or
13 taupey (sic.), but a bit of a cool just to
14 break it up a little bit.

15 So it's kind of four basic elements
16 with greenery and water elements. They're
17 proposing a sort of fountain or water element
18 near the front door, you could see a little bit
19 of shading there, and really trying to let the
20 geometry dictate -- the interior function kind
21 of dictated the design of the house. We didn't
22 want a high roof line. There are houses in the
23 area -- if you look at the street-scape, which
24 is on page two, you know, the houses are very
25 eclectic in the neighborhood, mostly pitched

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1 EASTCHESTER ARB - 2/5/15
2 roof. There are some modern houses around the
3 corner, and I don't think we have a photo of
4 that one, but there are some very huge
5 mansion-type houses a few houses away. So I
6 don't think it's too much out of character.
7 It's just kind of bringing in a new design
8 element that's geared towards kind of a water

9 front property.
10 MS. NEMECEK: Can we see those
11 samples, please?
12 MR. SCHLOMANN: Sure.
13 MS. NEMECEK: Thank you. And will
14 this be --
15 MR. SCHLOMANN: That's for color.
16 That's a floor product.
17 MS. NEMECEK: The doors, would they
18 have to be --
19 MR. SCHLOMANN: Stained.
20 MS. NEMECEK: And then maintained.
21 MR. SCHLOMANN: Correct. The garage
22 doors as well, correct.
23 THE CHAIRPERSON: So this is
24 Hardi plank material?
25 MR. SCHLOMANN: The actual product is

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1 EASTCHESTER ARB - 2/5/15
2 not going to be a Hardi, it's going to be
3 smooth, and their panels I think they're 20 by
4 30 inches, and I think I have -- oh, there's a
5 sample of -- a photograph on page four. I gave
6 some images of related product.
7 THE CHAIRPERSON: So it's cement
8 fiberboard panels?
9 MR. SCHLOMANN: Right. So it's not
10 siding, it's the boards.

11 THE CHAIRPERSON: Right. Right. So
12 this is more for color?

13 MR. SCHLOMANN: Correct. And that's
14 also more for color. That's an interior
15 product.

16 For lighting we're trying to minimize
17 sconces or light fixtures. So for landscape
18 lighting integrated with the landscape
19 architect everything is going to be low profile
20 on the ground or recessed on the overhangs. In
21 the rendering itself, you could see some
22 location for recessed lighting outdoors, as
23 well as some up-lighting on the landscaping,
24 which will be in the next plan.

25 MS. NEMECEK: What will the driveway

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1 EASTCHESTER ARB - 2/5/15

2 material be?

3 MR. SCHLOMANN: The driveway will
4 probably be blacktop. It just looks really
5 nice.

6 MS. NEMECEK: Okay.

7 MR. SCHLOMANN: Actually, on the site
8 plan -- this rendering is not accurate -- on
9 the site plan there is one existing curb cut,
10 and they're proposing a second curb cut, which
11 would be here. So it's a secondary curb cut
12 here for a small, modest circular driveway.

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(Indicating.)

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MR. GARCIA-BOU: There is a black band in the front and the back; what is that material?

MR. SCHLOMANN: We're actually looking at -- we have an anodized aluminum. It's a dark brown. We're trying to see it along with the wood. We don't want it to clash. It will be a dark brown metallic kind of fascia.

THE CHAIRPERSON: The windows -- did you talk about the windows?

MR. SCHLOMANN: I haven't -- yeah -- we're working on a manufacturer. They will be

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EASTCHESTER ARB - 2/5/15
wood windows, dark wood windows, except for the rear first floor patio doors, which will be literally full height glass from floor to ceiling, which we're looking at the Nano Door product, which is a -- but the windows, casement and sliding windows, will be wood frame. We have a few manufacturers that we're talking to, because, I guess, there will be custom windows and, you know, it will be energy efficient, but we're trying to go very thin profile as possible, but a bit of dark wood to keep it a little warm.

MS. NEMECEK: And do you have a

15 retaining wall material too?

16 MR. SCHLOMANN: Yeah. That's more
17 just a hatching of the computer. Right now
18 we're looking at either, you know, the concrete
19 and a veneer, a stone veneer. I think along
20 with the landscape architect that will be one
21 of the elements that's detailed out.

22 THE CHAIRPERSON: On your sort of
23 cover sheet elevation, the two fixed panels
24 either side of the front door, are you looking
25 to have any sort of headers in there or are you

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1 EASTCHESTER ARB - 2/5/15
2 looking to have -- like that's on the
3 elevation. It looks like it's one piece of
4 glass.

5 MR. SCHLOMANN: Yeah, and they're
6 actually -- we're looking at -- we spoke to a
7 few glazing manufacturers, and they would like
8 to have it the one piece of glass. Originally
9 I didn't. They are thinking of having I think
10 it's nine, 10, 18 feet piece of glass. So
11 that's one of the elements that I think is
12 important to them.

13 THE CHAIRPERSON: Yes, that's --
14 they're two big pieces of glass. You can get
15 them, but --

16 MR. SCHLOMANN: Exactly, yeah.

17 THE CHAIRPERSON: And this water
18 feature you proposed, that's -- again you could
19 see it in the cover sheet on your
20 perspective -- is that just some sort of a --
21 MR. SCHLOMANN: It's a reflecting pool
22 with rocks. I don't think there's any moving
23 parts or any fountains. I don't think there
24 are fish in there. It was just something on
25 the wish list that we're kind of detailing out,

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1 EASTCHESTER ARB - 2/5/15
2 making sure it doesn't enter into the house,
3 the water. It's something just to --
4 MS. NEMECEK: The house is facing
5 north?
6 MR. SCHLOMANN: The house is facing --
7 the north is here, so the sun is basically in
8 this orientation. So the front of the house is
9 facing west. The sun is basically here. Sun
10 all day this way. There are actually existing
11 fences along the perimeter along the property
12 line, and, you know, with the pool and creating
13 a code barrier, we will be putting in, on page
14 three of the handout, just a black aluminum
15 fence, which actually won't be that long, with
16 a gate on either side.
17 (Indicating.)
18 THE CHAIRPERSON: I guess the pool, as

19 you referenced earlier, it's really an
20 above-ground pool which is sort of built up.
21 Is that accessible, you know, from the sort of
22 lawn level? I guess the pool will be there.
23 Like where is all the pool equipment going?
24 (Indicating.)
25 MR. SCHLOMANN: From the lawn level

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1 EASTCHESTER ARB - 2/5/15
2 there will be stairs up and we're trying to --
3 THE CHAIRPERSON: Not so much up to
4 the level of the pool, but I'm talking about
5 where you have this retaining wall, which is
6 evident from the sort of grade level, is that,
7 I guess, crawl space?
8 MR. SCHLOMANN: There will be crawl
9 space. They have actually kayaks and some boat
10 features there. There will be some space
11 underneath from the lake side for storage
12 alongside of the pool. So there will be some
13 opening underneath there from the lake side and
14 trying not to have it visible from the sides,
15 and this, you know -- this stone wall, I don't
16 think it's going to be as massive as that.
17 We're actually thinking of tearing it down and
18 having a few different levels working our way
19 down towards grade at the 50 foot setback line
20 from the lake.

21 MS. NEMECEK: And what's the pool
22 material going to be? It's not a form, it's
23 going to be built in; right?

24 MR. SCHLOMANN: It's going to be built
25 in. The intent is infinity edge pool looking

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1 EASTCHESTER ARB - 2/5/15
2 out toward the lake. It will be structural
3 concrete, you know, gunite or -- I don't know
4 the exact material, but it will be structural.
5 It won't be a fiberglass pop-in kind of thing.

6 MS. NEMECEK: That's what I'm asking.
7 And you have a spa and a fire pit?

8 MR. SCHLOMANN: Yes. It's California
9 living.

10 MS. NEMECEK: With seven degree
11 weather.

12 THE CHAIRPERSON: Minus six degrees
13 Eastchester.

14 MS. NEMECEK: There's a lot that we
15 have to imagine, because we're missing the
16 landscape plan. So that we really have to see.

17 MR. SCHLOMANN: Right. I understand.
18 I thought the landscaping was for the Planning
19 Board. So, you know, we're putting it full
20 steam ahead right now.

21 MS. NEMECEK: And we're missing quite
22 a bit of the materials. We really have to look

23 at all of them at the same time to get a
24 visual. I could interpret it one way and
25 you're interpreting it another way, and it

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1 EASTCHESTER ARB - 2/5/15

2 Looks good but maybe something --

3 MR. SCHLOMANN: Right. This was for
4 concept and size and orientation, and we'll get
5 a lot of the specifics down.

6 THE CHAIRPERSON: One other thing.
7 What thought has been given to, you know,
8 mechanical systems; is there rooftop equipment
9 being contemplated?

10 MR. SCHLOMANN: We contemplated
11 rooftop, and we're going to shy away from that.
12 We have the stairs on the side that you can see
13 that are going to be open, so the air
14 conditioning condensing units are going to go
15 under there. They're shielded from the front
16 and they're up against the house, and there
17 will be crawl space which will have other
18 units, as well as duct work to carry through to
19 the first floor as well as to the second floor.
20 We're going to talk to the mechanical engineer.
21 If we need an air handler for the second floor
22 up there, we have a room that would be within
23 the second floor and not above it.

24 MR. GARCIA-BOU: The last page of

25 your --

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1 EASTCHESTER ARB - 2/5/15

2 MR. SCHLOMANN: Yes.

3 MR. GARCIA-BOU: What are you trying
4 to show us on this?

5 MR. SCHLOMANN: Oh, it was more of a
6 color thing. Limestone. This element here --
7 all of this will be the arctic white, off
8 white, and this element here will be the
9 limestone wall. So it will be a little bit
10 different, a little more of an interesting
11 focal point.

12 THE CHAIRPERSON: So that fin that
13 kind of separates the hallway from the other
14 side --

15 MR. SCHLOMANN: Correct, and that
16 stone will be from the outside carried all the
17 way in. So that will but up against it, so you
18 will see that stone all the way through.

19 For the glass railing over the
20 balcony, we're trying to go -- that has zero
21 railing. It's actually embedded into the
22 concrete or there's a very low profile with
23 just a few vertical posts. We're trying to
24 avoid a railing all they way around, a very
25 light feeling.

1 EASTCHESTER ARB - 2/5/15
2 THE CHAIRPERSON: So everything, the
3 majority of the exterior facade, which is this
4 sort of speckled finish that's represented on
5 the elevation, that's all the 20 by 30 or
6 the --
7 MR. SCHLOMANN: Cement fiberboard,
8 correct. Fiber panel.
9 MS. NEMECEK: How is that panel
10 attached?
11 MR. SCHLOMANN: It's actually
12 fastened.
13 MS. NEMECEK: And you don't see
14 anything --
15 MR. SCHLOMANN: You don't see it. You
16 just see a little of the joint.
17 MR. GARCIA-BOU: Do you have a layout
18 how the panels actually --
19 MR. SCHLOMANN: We will. Absolutely.
20 THE CHAIRPERSON: That's going to be
21 key.
22 MR. SCHLOMANN: It is and it isn't.
23 It will be a brick, you know, alternating
24 pattern, but how it terminates at the corners
25 and underneath the overhangs, yes. So it is

1 EASTCHESTER ARB - 2/5/15
2 visible, yet it's not an element that's like,
3 you know, grouted so it's pronounced.
4 THE CHAIRPERSON: Open reveals; right?
5 MR. SCHLOMANN: Yes, exactly.
6 THE CHAIRPERSON: You know, this is
7 certainly --
8 MR. SCHLOMANN: A start.
9 THE CHAIRPERSON: Yeah, absolutely
10 it's a start. I agree with my colleague's
11 comments that landscaping is certainly a major
12 contributor to, you know, this application in
13 terms of what that's going to -- what
14 enhancement that's going to make to the
15 application. I think it's a pretty spectacular
16 application, the fact that it is a modern house
17 in many respects, and, you know, we're
18 certainly looking forward to seeing the next
19 rendition of this and sort of see it evolve
20 into reality.
21 MR. SCHLOMANN: Okay. I appreciate
22 that.
23 THE CHAIRPERSON: Anything else?
24 MS. UHLE: I was just going to say
25 something quickly. First of all, these are

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2 extremely helpful, and I think especially for
3 the Planning Board they will be helpful,
4 because they just read so much differently than
5 the elevations.

6 (Indicating.)

7 MR. SCHLOMANN: Yeah, they do,
8 especially a flat roof.

9 MS. UHLE: I was going to say,
10 especially with a contemporary these are
11 extremely helpful. The other thing I was going
12 to say, as much as you can continue modifying
13 them so that they --

14 MR. SCHLOMANN: Reflect.

15 MS. UHLE: -- reflect sort of true
16 conditions, and it does sound like this
17 particular property the landscape plan is going
18 to be an integral part of the site plan with
19 regard to how that relates to the retaining
20 walls and the pool, etcetera, so as much as you
21 can reflect on these -- I mean, I know there is
22 a point you need to stop -- the better. Same
23 thing with sort of maybe adding to the
24 elevations a little bit so that it's real
25 clear.

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1 EASTCHESTER ARB - 2/5/15

2 MR. SCHLOMANN: Okay.

3 MS. UHLE: But these are extremely

4 helpful, and I think the examples of the colors
5 and materials that are attached are very
6 helpful.

7 MR. SCHLOMANN: Okay. Then we'll fine
8 tune that so we have manufacturer exact samples
9 for that.

10 MR. GARCIA-BOU: Is it possible also
11 maybe to show -- an elevation showing the
12 pattern of these panels?

13 MR. SCHLOMANN: Yes, we will. Now
14 that we've selected a manufacturer, we will
15 work with that exactly.

16 THE CHAIRPERSON: So just to sort of,
17 I guess, bring this to some form of conclusion,
18 timing wise, you know, we meet every month,
19 what's your schedule in terms of, you know, the
20 next --

21 MR. SCHLOMANN: Well, I think for next
22 month's meeting we will have everything that
23 we've discussed here, more physical samples,
24 patterns for the elevations and joints. I'm
25 hoping our landscaping will either be, you

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1 EASTCHESTER ARB - 2/5/15
2 know, finalized or at least enough for your
3 comments, as well as the storm water plan,
4 which, you know, will be applicable to here as
5 well as to the Planning Board. Within the next

6 two weeks we're hoping to fine tune this and
7 then update the rendering prior to the meeting,
8 and then we'll have all the elevations as well.
9 So that's our timeframe.

10 MS. UHLE: Then ideally they will come
11 to you at the beginning of March and then the
12 Planning Board at the end of March.

13 THE CHAIRPERSON: That would kind of
14 work in your favor.

15 MR. SCHLOMANN: Okay. So we have our
16 work cut out for us.

17 MS. UHLE: Everything that they're
18 asking you to do is going to make it go much
19 smoother before the Planning Board.

20 MR. SCHLOMANN: Okay. I appreciate
21 it.

22 THE CHAIRPERSON: Okay. Do you have
23 any other questions for us?

24 MR. SCHLOMANN: No. I think I have a
25 better understanding. I appreciate it.

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1 EASTCHESTER ARB - 2/5/15

2 THE CHAIRPERSON: Good job. Thank you
3 very much for your presentation.

4 Okay. I believe that concludes all of
5 our applications of this evening, and I don't
6 believe we're in a position to approve our
7 meeting minutes because we only have -- we need

8 four people.
9 MS. UHLE: With three people you can
10 do it. You were all there.
11 THE CHAIRPERSON: So I would like
12 to -- we have meeting minutes from our meeting
13 in January; is that correct? Yes.
14 MS. UHLE: January 8th.
15 THE CHAIRPERSON: January 8th. Do we
16 have any issues with your review of the meeting
17 minutes? I took a look, and I didn't really
18 see anything that was too out of the ordinary,
19 other than some of the comments that I made,
20 but I don't think we can look too much into
21 those.
22 So I would like to make a motion that
23 we approve the meeting minutes of our
24 January 8th ARB meeting. Do I have a second?
25 MR. GARCIA-BOU: Second.

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1 EASTCHESTER ARB - 2/5/15
2 THE CHAIRPERSON: All in favor.
3
4 (All aye.)
5
6 THE CHAIRPERSON: So the January
7 meeting minutes have been approved.
8 So with that being said, I would like
9 to make a motion to close our February

10 Architectural Review Board meeting. Do I have
11 a second?

12 MR. GARCIA-BOU: Second.

13 THE CHAIRPERSON: All in favor.

14

15 (All aye.)

16

17 THE CHAIRPERSON: Okay. The meeting
18 is concluded. Thank you very much, and have a
19 nice evening.

20

21

22 (MEETING ADJOURNED.)

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1 EASTCHESTER ARB - 2/5/15

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

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

6

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

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

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 23rd day of February, 2015.

22
23
24
25

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Court Reporter

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