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TRANSCRIPT OF THE TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 4, 2015

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HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
June 4, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

ENDA MCINTYRE, ACTING CHAIRMAN
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, 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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EASTCHESTER ARB - 6/4/15

ACTING CHAIRMAN MCINTYRE: Good evening, Ladies and gentlemen. Welcome to the June 4th Architectural Review Board meeting. I would like to ask Margaret to call the order, please.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

ACTING CHAIRMAN MCINTYRE: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: We have a new member, Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Laura Raffiani, our Chairman, is not able to attend this evening.

ACTING CHAIRMAN MCINTYRE: Okay. Everybody please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

ACTING CHAIRMAN MCINTYRE: Okay. Everybody, welcome. We have four items on our agenda this evening. I would ask that anybody

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EASTCHESTER ARB - 6/4/15

speaking on behalf of these presentations or
Page 2

3 any members of the public would --
4 MS. UHLE: You have five items --
5 ACTING CHAIRMAN MCINTYRE: We have
6 five items. I'm sorry. -- would come up to
7 the podium, introduce themselves, and we'll
8 gladly listen to what you have to say.
9 So the first item on our agenda
10 tonight is Application 13-36, 504 New Rochelle
11 Road.
12 MS. UHLE: Enda, do you want me to
13 give a little bit of background first?
14 ACTING CHAIRMAN MCINTYRE: Yes, why
15 don't you give us a little sort of preamble on
16 this application.
17 MS. UHLE: Well, the main thing I want
18 to point out to you, as you all know from the
19 agenda and having review the plans, is the
20 applicant is proposing a convenience store
21 occupying the existing service area space at
22 504 New Rochelle Road, and they're also
23 proposing to expand the footprint of the
24 building to an extent.
25 This application required four area

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1 EASTCHESTER ARB - 6/4/15
2 variances. It appeared before the Zoning Board
3 on September 9th, 2014, February 10th, 2015,
4 March 10th, 2015, April 14th, 2015, and
Page 3

5 May 12th, 2015. Unfortunately -- and the
6 Zoning Board did a very thorough review and
7 especially relied upon our traffic engineer and
8 consultant quite a bit, especially with regard
9 to the traffic and parking issues. The Zoning
10 Board did adopt a resolution approving the
11 variances and referred the application then to
12 the Architectural Review Board and ultimately
13 to the Planning Board. When the applicant sent
14 out the legal notices for the ARB meeting, I
15 got calls from two neighbors indicating that
16 they were totally unaware of the whole ZBA
17 process. So we checked our files, and they
18 were absolutely accurate. We had no
19 verification that the legal notice had been
20 done properly. We checked with the applicant.
21 They also had no record that the legal notice
22 was done properly. So we are requiring --
23 unfortunately, this was all discovered very
24 recently. The Zoning Board does not meet again
25 until September, so we are requiring that the

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1 EASTCHESTER ARB - 6/4/15
2 applicant go back before the Zoning Board, that
3 they notice for a public hearing, properly for
4 a public hearing, that they give residents an
5 opportunity to express their concerns. I've
6 indicated to the applicant and they're aware

7 that the Zoning Board could modify their
8 original approval, you know, based on those
9 comments.

10 One thing that I wasn't sure about
11 doing, and I did speak to outside legal counsel
12 about this, in sending them back to the Zoning
13 Board in September my initial inclination was
14 to say it shouldn't even be coming to the ARB
15 or the Planning Board for any type of review
16 until that was resolved. The advice that I was
17 given but our outside legal counsel was, well,
18 neighbors now have been noticed for a meeting
19 on June 4th, and what I was hearing is, we have
20 not had an opportunity to express our concerns,
21 so I didn't want to further delay that
22 opportunity. By allowing it to come before the
23 ARB this evening, it's really to at least begin
24 that whole public comment process on the
25 aesthetics, on the landscaping, on any other

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1 EASTCHESTER ARB - 6/4/15
2 concerns that neighbors have, but that
3 discussion will continue back at the Zoning
4 Board too. As I said, I had strongly
5 considered not allowing it to proceed. There's
6 no intent to help move it along. It's been in
7 our department for quite a few years now and
8 for a couple more months one way or the other

9 we don't have a personal preference. It was
10 just that we thought final neighbors have been
11 properly notified, I didn't want to then
12 adjourn it and say, no one can issue any
13 comments until September.

14 So this is an opportunity to begin
15 that process. It will go back to the Zoning
16 Board. It will be noticed as a public hearing.

17 ACTING CHAIRMAN MCINTYRE: Okay. You
18 did mention that, I guess, there were four
19 variances that when it did get to the Zoning
20 Board that they rendered a decision on. What
21 was the extent -- do you know the extent?

22 MS. UHLE: Yes. The most significant
23 variance is, the proposed use requires 14
24 parking spaces and the applicant is only
25 showing six parking spaces. So it's deficient

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1 EASTCHESTER ARB - 6/4/15
2 eight parking spaces. The rear there's a
3 minimum distance from the principal building to
4 a one family residence district, which is
5 essentially the distance from the rear property
6 line to the rear of the building. The rear
7 property line is actually the side.

8 ACTING CHAIRMAN MCINTYRE: Okay. So
9 the 40 foot. Hillcrest.

10 MS. UHLE: Yes. Opposite Hillcrest.

11 ACTING CHAIRMAN MCINTYRE: Okay.
12 MS. UHLE: That is 40 feet where 5.5
13 is -- 40 feet is required, 5.5 feet is
14 proposed. That's adjacent to another
15 commercial district. The other one is minimum
16 distance from a parking area to the one family
17 residence district is required to be 20 feet --
18 you know what, I'm sorry, I need to look at
19 this, because I think there's an issue with my
20 chart. The setback adjacent to the --
21 MS. MARTIN: Would it be helpful if I
22 put the site plan up?
23 MS. UHLE: Can you go over it? I'm
24 sorry, because I have mistyping in my notes, so
25 I'm confusing myself here. The setbacks are

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1 EASTCHESTER ARB - 6/4/15
2 I like the two critical things, and that's where
3 I'm misnaming the extent of the area variances.
4 So if you wouldn't mind just explaining those
5 very quickly.
6 MS. MARTIN: For the record, my name
7 is Jillian Martin. I'm the construction
8 manager for Chestnut Petroleum, who is the
9 applicant in this particular project. For the
10 parking variance, we're showing six spots here.
11 It does not include any of the parking spots at
12 the pumps. Those are not included in your
Page 7

13 parking regulations per your code. That varies
14 from town to village to city. If I understand
15 correctly, the rear setback that requires the
16 variance is this one here. Over here is more
17 commercial.

18 (Indicating.)

19 MS. UHLE: You know what, I really
20 apologize for this. This is so silly, because
21 there are four easy variances, but the table I
22 included has an error in it. I want Mr. King
23 to confirm.

24 MS. MARTIN: On the top corner here in
25 the parking calculation is a listing of the

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2 variances.

3 MS. UHLE: You know what --

4 ACTING CHAIRMAN MCINTYRE: We can come
5 back to it.

6 MS. UHLE: I'm so sorry.

7 ACTING CHAIRMAN MCINTYRE: We can come
8 back to it.

9 MS. UHLE: Regardless of the extent of
10 the variances, because that's where I'm getting
11 confused here because my meeting notes are
12 incorrect, is the building is proposed to be
13 extended within 5.5 feet of that rear property
14 line there.

15 ACTING CHAIRMAN MCINTYRE: Right.
16 MS. UHLE: The 5.5 feet of the rear
17 property line there, and it's proposed to be
18 within 40 feet of the other property line.
19 Those two setbacks required variances. My
20 meeting notes are confused with regard to the
21 extent, but the actual impact is the building
22 is being extended within 5 feet of that one
23 property line and within 40 feet of the other
24 property line.
25 ACTING CHAIRMAN MCINTYRE: Right.

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2 Okay. So before you start your presentation,
3 first of all, I would just like to ask for the
4 record: As the applicant's representative,
5 you've sent out the notifications to the
6 residents within the 200 foot radius?
7 MS. MARTIN: I have, and I have the
8 proof for you right now.
9 ACTING CHAIRMAN MCINTYRE: Just as
10 sort of a matter of interest, they're certified
11 letters that get sent out; is that also listed
12 in the newspaper?
13 MS. MARTIN: Yes. You have receipts
14 for the certified letter and the receipt that
15 comes back after the fact once it's been mailed
16 and received. You have both receipts. You
Page 9

17 have an Affidavit from the Eastchester Record
18 that it was printed on May 29th.

19 ACTING CHAIRMAN MCINTYRE: Okay. All
20 right. Very good. So if you would be so kind
21 maybe you could kind of just talk us through
22 what this presentation consists of, the
23 proposed use, and then we can sort of look in
24 detail at your plans and elevations and sort of
25 go through that, and then give the public the

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1 EASTCHESTER ARB - 6/4/15
2 opportunity to comment on this application.

3 MS. MARTIN: Sounds like a plan.

4 MS. UHLE: I'm going to interrupt one
5 last time, and I'm so sorry because the Notice
6 of Denial helped, and again, I was getting
7 confused because of a typo in mine.

8 So the four variances are: The 14
9 parking spaces are required, six are provided.
10 Actually, adjacent to the commercial property
11 at the top of the sheet the parking is required
12 to be 20 feet from the property line, it's
13 actually 5 feet to the property line -- 5 feet
14 adjacent to that property line, and then in the
15 rear the building is supposed to be 40 feet and
16 it is --

17 MS. MARTIN: Where it's required to be
18 40 feet, it is 5.5 feet.

19 MS. UHLE: You know what, the reason
20 I'm getting confused here too is because the
21 rear actually didn't require a variance.

22 MS. MARTIN: Correct. This here is
23 fine.

24 MS. UHLE: Thank you. Okay. So the
25 variances are all adjacent to the commercial

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2 property there.

3 ACTING CHAIRMAN MCINTYRE: Carlos just
4 gave me something, a variance is required at
5 the 25 foot backup aisle canopy due to the
6 limited space; is that the fourth?

7 MS. UHLE: Yes.

8 ACTING CHAIRMAN MCINTYRE: Okay.
9 Thank you. Thanks, Margaret.

10 MS. MARTIN: The general overview of
11 this particular project is the renovation and
12 addition to the gas station that currently --
13 and convenience store that exists at 504 New
14 Rochelle Road, along with some landscaping and
15 some site alterations to better traffic flow
16 and things of that nature. At this point in
17 time, we are not changing the price sign, and
18 we are not changing or altering the canopy or
19 the gas dispensers. We're renovating the
20 existing convenience store. We are putting on

21 it's one big addition slightly to the rear and
22 slightly to the top, which will allow for
23 expanded cooler space to better serve our
24 community around it. The trailer that is
25 currently behind the convenience store will be

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2 removed. For the most part, this is a
3 renovation and an addition or expansion.
4 What is currently up on the board is
5 the proposed floor plan, as well as the front
6 elevation and both side elevations that are
7 proposed. You will be able to see where that
8 addition is and the roof line, and I have
9 samples of all of the finishes if you guys
10 would like to see those.

11 ACTING CHAIRMAN MCINTYRE: So the
12 entire facade and roof of the building is
13 getting replaced?

14 MS. MARTIN: Correct.

15 ACTING CHAIRMAN MCINTYRE: Re-ski nned?

16 MS. MARTIN: Correct.

17 ACTING CHAIRMAN MCINTYRE: New
18 oversized windows at the front; correct?

19 MS. MARTIN: Correct. Storefront
20 windows.

21 MS. NEMECEK: Where is the lighting
22 going to be?

23 MS. MARTIN: Which lighting? On the
24 front of the building?

25 MS. NEMECEK: The lighting on the site

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2 plan, I only see, one and it's in a location
3 with an already existing light, and I don't see
4 any lighting associated with the building.

5 MS. MARTIN: Typically, unless there
6 are major issues from the town, our building
7 lighting is soffit lighting along the front
8 ridge, and it's downward facing to avoid light
9 pollution elsewhere, and they're LED for energy
10 efficiency. There's typically four to five
11 along the front face. Typically there are wall
12 packs on the side or back if there's an
13 emergency exit.

14 MS. NEMECEK: It says, one site light
15 to be relocated; where is that going to be
16 relocated?

17 MS. MARTIN: Which plan are you
18 looking at?

19 MS. NEMECEK: The site plan. The
20 first one that you had up. It's on the bottom
21 left, right over at Hillcrest Road.

22 MS. MARTIN: The existing air station
23 and light.

24 MS. NEMECEK: And site light to be
Page 13

25 relocated. Is that where it's going to go or

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1 EASTCHESTER ARB - 6/4/15

2 is that where it is?

3 MS. MARTIN: That's where it currently
4 is, and it needs to be moved for the parking.
5 As far as where it's going to go, I guess -- I
6 suppose we didn't show it right now and we can
7 for it -- is it will move into that landscaping
8 area so it continues to light that area of the
9 property.

10 MS. NEMECEK: Where else will there be
11 a site light? I mean, there's one there, I'm
12 assuming there's one next to your sign.

13 MS. MARTIN: There are three showing
14 by the sign at the moment. That sunbeam
15 looking symbol, those are site lights.

16 MS. NEMECEK: I thought those were
17 plants. Then where are they going to be along
18 with the parking spaces?

19 MS. MARTIN: There is another one
20 showing up at the top right-hand corner.

21 MS. NEMECEK: Okay. That's kind of
22 hard to see. There should be more than one
23 there if there's a crosswalk.

24 MS. MARTIN: Okay. We can certainly
25 add more.

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2 MS. NEMECEK: Are there going to be
3 any lights on the building towards the back
4 where you have the proposed condenser units?

5 MS. MARTIN: Yes. There would be some
6 sort of wall pack, but nothing major to push
7 any light pollution towards the back.

8 ACTING CHAIRMAN MCINTYRE: So I guess
9 the three condenser units and mechanicals that
10 you refer to on your site plan, that's
11 specifically the condensers for the air
12 conditioning?

13 MS. MARTIN: And the cooler.

14 ACTING CHAIRMAN MCINTYRE: And the
15 cooler. Right, because you have quite a bit of
16 refrigeration in the store. So they're all
17 remote condensers for all those refrigeration
18 units? Those are all outside or inside?

19 MS. MARTIN: Those units are being
20 shown outside.

21 ACTING CHAIRMAN MCINTYRE: Okay.

22 MS. MARTIN: There's internal fans
23 within the cooling.

24 ACTING CHAIRMAN MCINTYRE: Right. So
25 would the refrigerant run below grade or above

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2 grade?

3 MS. MARTIN: Typically that's close
4 enough so that there's not a whole lot running
5 exposed, but I don't believe we have any plans
6 to dig specifically for that.

7 ACTING CHAIRMAN MCINTYRE: Okay. I
8 guess you just show, what is that area there,
9 it's probably 3 feet by 9 feet or 4 feet by 12
10 feet, something like that?

11 MS. MARTIN: Give or take, yeah.

12 ACTING CHAIRMAN MCINTYRE: You know, I
13 think we would like to kind of know a little
14 bit more about that typically, and sort of
15 applications that come before us usually there
16 are condensers for split systems. This is a
17 little different in the fact that, you know,
18 you have an L shaped wall of quite a
19 considerable amount of --

20 MS. MARTIN: Walk-in cooler and
21 freezer.

22 ACTING CHAIRMAN MCINTYRE: -- walk-in
23 boxes and coolers. We would certainly like to
24 understand that a little bit more for obvious
25 reasons, for noise and for heat, as well as

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aesthetics of that equipment.

Also, you make reference to a dumpster enclosure, two dumpsters; is that just considered waste and garbage on a sort of -- for the store?

MS. MARTIN: Correct.

ACTING CHAIRMAN MCINTYRE: So that's the only form of garbage and dumpster for the sort of day-to-day content of garbage associated with the store?

MS. MARTIN: Correct.

MS. NEMECEK: How will a garbage truck access that if there is somebody parked in these spaces, because you have air and a vacuum there? Are they going to come at a certain time?

MS. MARTIN: Typically we would schedule them at off times, off peak times, same as with the gasoline distribution, to try to avoid those particular traffic flow issues.

ACTING CHAIRMAN MCINTYRE: Right. Well, I guess I would have a question with regard to that: What's considered off peak? What might be off peak to you is not off peak

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EASTCHESTER ARB - 6/4/15
to somebody else.

3 MS. MARTIN: It would be based off of
4 the traffic counts as to what is on peak and
5 was is off peak. So typically 7 to 9 a.m. and
6 4 to 6 p.m. are peak.

7 ACTING CHAIRMAN MCINTYRE: Okay.

8 MR. GARCIA-BOU: What size dumpsters
9 are you thinking about putting there?

10 MS. MARTIN: The wood trash enclosure
11 here is 5 feet deep by 15 feet wide with a
12 double door.

13 ACTING CHAIRMAN MCINTYRE: So
14 regarding the site improvements other than the
15 building, can you kind of just talk us through
16 and sort of give us a broad brush understanding
17 so we can visualize what all of that hardscape
18 is going to look like and what sort of
19 improvements you're proposing to that? You
20 don't have a sort of rendering of the color
21 sort of site plan?

22 MS. MARTIN: We have not been asked
23 for one up until this point. So we do not have
24 one at the moment.

25 MR. GARCIA-BOU: You have notes on

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1 EASTCHESTER ARB - 6/4/15
2 your wood trash enclosure about the color of
3 the fence. Do you have -- has that been
4 selected yet?

5 MS. MARTIN: I do not have any samples
6 of it, and I do not have one particularly
7 selected at the moment. If you have any
8 particular input. It would be a shade of wood.
9 It could be lighter, it could be darker.

10 As far as the site improvements go, we
11 are showing the curbing around the building, as
12 well as replacement of sidewalks and curbing,
13 cutting down on some of the entrances to the
14 site. We're showing three separate areas of
15 landscaping; one along Hillcrest, one at the
16 corner of Hillcrest and New Rochelle, and one
17 further along the site along New Rochelle Road,
18 along with the alteration of the crosswalk to
19 better flow, and I think that had to do with
20 the town code as well. We do have a plant list
21 as far as which plants we're going with.

22 MS. NEMECEK: Can I just interject
23 here? It's a little hard to follow. You have
24 symbols on your plan, and you have letters to
25 represent your plants. So I kind of have to

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1 EASTCHESTER ARB - 6/4/15
2 guess which ones you're speaking about. Some
3 are evergreen and some are not, and I think
4 it's a little sparse, especially at this first
5 entrance, your 30 foot entrance.

6 MS. MARTIN: Up here?

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(Indicating.)

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MS. NEMECEK: Yes.

MS. MARTIN: Okay.

MS. NEMECEK: And also down where you have the air station with the relocated light. And then along this top area where you have your four spaces, those are going to be, I'm assuming, the Junipers or the Hollies?

MS. MARTIN: The first one here has the four and SB.

MS. NEMECEK: So that's Spiraea. Why would you pick that? It's kind of weedy and --

MS. MARTIN: Those are entirely up for discussion.

MS. UHLE: Can I interject something here too? One of the comments that I had in my notes is that I agree that the landscape plan is very sparse. I did a calculation, and it's one plant per 60 square feet. We also require

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EASTCHESTER ARB - 6/4/15

that landscape plans be prepared and signed and sealed by a licensed landscape architect, and I think that often makes a big difference. I think if the landscape architect can reevaluate both the plant selections and the quantities. I know there are some Spiraea varieties that are actually quite hardy and quite lovely. I'm not

9 familiar with particular variety. The Ink
 10 Berries, I'm not sure whether they really mean
 11 the Onyx Glaber or whether they mean a more
 12 compact variety. I really think a licensed
 13 landscape architect needs to look at this,
 14 needs to reevaluate the quantities and the
 15 types of landscaping, but I would also like to
 16 see it incorporate the entire site in terms of
 17 plant materials to remain along Hillcrest Road.
 18 Some of the existing plants are dying out, I'm
 19 not quite sure how those are being dealt with.
 20 There's existing plants I believe up near the
 21 commercial property, I'm not clear whether
 22 those are being removed or to remain. There is
 23 a wooded area in the back that I'm assuming
 24 should and will remain wooded, but that may
 25 require some clean up, etcetera. There should

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1 EASTCHESTER ARB - 6/4/15
 2 be more of a comprehensive landscape plan.
 3 MS. NEMECEK: One of the other things
 4 that I was looking at, is that I'm assuming
 5 that up in that top corner at the first
 6 driveway entrance, the 30 foot driveway
 7 entrance, you're going to have Gleditsia, which
 8 is a Honey Locust tree, out of a space that
 9 only you could park head first in. So you're
 10 going to have a tree trunk and you're going to

11 have to look behind you and there's going to be
12 a tree in your view as people are crossing over
13 the crosswalk.

14 MS. MARTIN: Understood.

15 MS. NEMECEK: So it has to be
16 determined specifically what kind of tree
17 you're going to put there, AND I think that's a
18 little too big or could be too big eventually.

19 MS. MARTIN: Understood.

20 MS. UHLE: Just one kind of last
21 comment. For the commercial properties, we're
22 often dealing with tiny little landscape
23 islands like this in Eastchester, and I think
24 as a result sometimes the landscape architects
25 or the architects kind of disregard them.

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1 EASTCHESTER ARB - 6/4/15
2 Because we don't have a lot of opportunity for
3 open space, I like a lot of bang for our buck
4 in these. They should be attractive and
5 interesting as well as just green.

6 MS. MARTIN: Okay.

7 MS. NEMECEK: And why was the
8 crosswalk moved?

9 MS. MARTIN: Based on the note on the
10 drawing, it was based on the latest codes.

11 MS. NEMECEK: Because that's the
12 direct access for people to come and go, and

13 like I said before, you could only park head
14 first in those two spaces. So you're going to
15 have people crossing and people backing up --

16 MS. UHLE: That was a recommendation
17 of the traffic engineer that reviewed it pretty
18 thoroughly.

19 MS. NEMECEK: Okay. It just seems
20 like it was better in the first place.

21 MS. MARTIN: That's something that
22 came through from the Zoning Board discussions.
23 I do have the samples of the exterior finishes,
24 if that's something that you would all like to
25 see as well.

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1 EASTCHESTER ARB - 6/4/15

2 ACTING CHAIRMAN MCINTYRE: Before you
3 sort present those, are all your buildings the
4 same?

5 MS. MARTIN: There is a certain
6 standard as far as the types of finishes and
7 the types of coolers and the way that the
8 layout is set up with the gondolas and things
9 like that. They're not all the same size,
10 they're not all the same shape by any means.

11 ACTING CHAIRMAN MCINTYRE: What's the
12 demographic? You did reference the company
13 you're representing has multiple locations;
14 what's the demographic?

15 MS. MARTIN: We currently have gas
16 stations in New York, New Jersey, Connecticut,
17 Rhode Island, and Massachusetts, I believe.
18 We're based and headquartered in the Hudson
19 Valley. We have a lot of work going on in
20 Westchester right now. If you go into Pelham,
21 we're currently renovating the Mobil Station at
22 30 Lincoln Avenue, or next one up is on North
23 Broadway in Sleep Hollow. So we're pretty
24 local at the moment. Most of our gas
25 stations -- I would say 95 percent of them --

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26

1 EASTCHESTER ARB - 6/4/15
2 are in smaller communities where we could be a
3 part of that community and help serve it.
4 ACTING CHAIRMAN MCINTYRE: Okay. What
5 may be helpful -- certainly I think it would be
6 helpful -- is to maybe see a photograph of a
7 completed gas station.
8 MS. MARTIN: Sure. That's easy
9 enough.
10 ACTING CHAIRMAN MCINTYRE: You know,
11 in terms of what your standards are, what a
12 finished space looks like both the building as
13 well as the sort of surrounding areas. A
14 picture certainly helps to speak a thousand
15 words. So we would certainly --
16 MS. MARTIN: Would you like to see

17 exterior only or interior as well?

18 ACTING CHAIRMAN MCINTYRE: Well, I
19 think we're primarily concerned with what it
20 looks like outside and what the site looks
21 like, but whatever you feel would visually
22 represent and well represent what you're
23 proposing here. I think that would be helpful.

24 MS. MARTIN: That could easily be
25 taken care of.

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27

1 EASTCHESTER ARB - 6/4/15

2 MS. NEMECEK: What are the store's
3 hours?

4 MS. MARTIN: That typically depends on
5 the particular area. Some of them are
6 24 hours, some of them are 6 a.m. to 11 p.m.
7 It depends on the volume of gasoline being
8 sold.

9 MS. NEMECEK: So it's not going to be
10 closed and just open for gas? The store won't
11 be closed and just open for gasoline?

12 MS. MARTIN: During construction you
13 mean?

14 MS. NEMECEK: No. During your
15 business hours, like the store is open from 6
16 to 10 and then gasoline after that only?

17 MS. MARTIN: I'm not sure about that.
18 I don't know that we typically do that, but I

19 can verify for our next meeting what we think
20 the store hours would be.

21 ACTING CHAIRMAN MCINTYRE: Yes.
22 Again, I think that's a pretty -- just as a
23 resident of our town, that's certainly
24 something that I would like to know.

25 MS. UHLE: Do you know what the hours

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28

1 EASTCHESTER ARB - 6/4/15

2 are now?

3 MS. MARTIN: I can look it up for you
4 if you want to give me a couple of minutes.

5 MS. UHLE: Maybe next time.

6 ACTING CHAIRMAN MCINTYRE: So if you
7 want to kind of talk us through some of the
8 proposed finishes and maybe reference the
9 elevations.

10 MS. MARTIN: So I have a couple of
11 samples up here in front of me. One of them is
12 the storefront aluminum for the storefront
13 windows, what the aluminum framing typically
14 looks.

15 ACTING CHAIRMAN MCINTYRE: Okay.

16 MS. MARTIN: I have a sample of our
17 roof shingles. I have a sample of the metal
18 standing seam roof that goes above the
19 entrance. I have a piece of our standard
20 Hardie Board siding, which the roofing shingle

21 decided it wanted to adhere to, along with the
22 trim, the Hardie Board trim. The only thing I
23 dont have a sample of for you because it is
24 just clear is the glazing on a store front
25 windows. It's just plain white -- clear,

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1 EASTCHESTER ARB - 6/4/15
2 rather, excuse me.
3 ACTING CHAIRMAN MCINTYRE: So in
4 looking at the preliminary floor plan, you have
5 quite a sort of open large retail area. Are
6 you proposing or is it being proposed to sort
7 of put shelves in all of that?
8 MS. MARTIN: The exact layout hasn't
9 been determined yet, but typically they're
10 called gondolas, those double sided shelving
11 units that you see typically in a convenience
12 store.
13 ACTING CHAIRMAN MCINTYRE: Right.
14 MS. MARTIN: They're 36 inches deep.
15 We made sure we had the 36 inches for A. D. A.
16 accessibility between them. They come in 3 to
17 4 foot sections, and we align them typically on
18 a diagonal as they fit that would be
19 appropriate for pedestrian flow.
20 ACTING CHAIRMAN MCINTYRE: What's the
21 extent of the serving of hot food in this?
22 MS. MARTIN: We typically sell coffee,

23 and depending on the store, a hot dog roller is
24 there. That's typically the extent of the hot
25 food. There is no cooking being done on site.

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1 EASTCHESTER ARB - 6/4/15
2 ACTING CHAIRMAN MCINTYRE: Okay.
3 MS. NEMECEK: It would be great if you
4 could just indicate where those lights are
5 going to be, the overhead lights are going to
6 be on the facade.
7 MS. MARTIN: Just the facade ones?
8 MS. NEMECEK: Yes. You have a little
9 dashed box; is that just a call out of your
10 Hardie Board?
11 MS. MARTIN: I'm, where are you
12 looking?
13 MS. NEMECEK: On your right side
14 elevation proposed.
15 MS. MARTIN: Yes.
16 MS. NEMECEK: Is that going to be a
17 window; was it a window; is it going to be a
18 niche; is it going to be nothing?
19 ACTING CHAIRMAN MCINTYRE: It was a
20 window.
21 MS. MARTIN: I believe that is where
22 that window --
23 MS. NEMECEK: It was the window.
24 Okay.

25

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ACTING CHAIRMAN MCINTYRE: The back of

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31

1

EASTCHESTER ARB - 6/4/15

2

the house also is getting all HardiePlank?

3

MS. MARTIN: That typically varies

4

from town to town. Some require it and some

5

are fine with just the masonry or paint. We're

6

not showing the rear elevation at the moment.

7

It can be sided if that is the requirement of

8

the town.

9

MS. NEMECEK: Well, I think it would

10

be useful since you're going to have air

11

condi ti oners.

12

ACTING CHAIRMAN MCINTYRE: Right now

13

i t' s brick.

14

MS. MARTIN: Well, currently, yes.

15

There' s going to be an addi ti on off the back

16

the entire length of the building.

17

MS. UHLE: You should show a rear

18

elevation, and I would imagine that the Board

19

would require that it be treated like the rest

20

of the building.

21

ACTING CHAIRMAN MCINTYRE: Right.

22

Again, sort of jumpi ng i nsi de; those coolers

23

are probably over 8 feet deep; right?

24

MS. MARTIN: These here?

25

(I ndi cati ng.)

1 EASTCHESTER ARB - 6/4/15
2 ACTING CHAIRMAN MCINTYRE: Right.
3 MS. MARTIN: (Inaudible.)
4 ACTING CHAIRMAN MCINTYRE: So are they
5 accessible from the rear?
6 MS. MARTIN: No.
7 ACTING CHAIRMAN MCINTYRE: So you
8 basically just walk into them and sort of fill
9 them from the back to front?
10 MS. MARTIN: Correct. Correct. I'm
11 not sure why it's not showing, but there will
12 be an entrance door to the cooler here.
13 MS. UHLE: So the rear facade would
14 just be essentially a blank sided facade.
15 MS. MARTIN: Correct.
16 ACTING CHAIRMAN MCINTYRE: Right. So
17 these are all, in essence, walk-in boxes with
18 just glass front doors; right?
19 MS. MARTIN: Correct, glass front
20 doors.
21 ACTING CHAIRMAN MCINTYRE: So that's
22 sodas, milk, beer?
23 MS. MARTIN: Sodas, milk, beer, ice
24 cream in the freezer, sometimes a quick serve
25 kind of meal, Hot Pocket things.

1 EASTCHESTER ARB - 6/4/15
2 ACTING CHAIRMAN MCINTYRE: Okay. And
3 again, I guess the only sort of accessory
4 pieces of equipment that exist on the outside
5 is the ice storage on the Hillcrest Road side;
6 is that right?

7 MS. MARTIN: The ice storage, you'll
8 have the condensing units out back, and then
9 you'll have the vacuum.

10 ACTING CHAIRMAN MCINTYRE: Nothing on
11 the front?

12 MS. MARTIN: Not being shown at the
13 moment, no. The ice is being shown on the
14 side.

15 MR. GARCIA-BOU: And those are
16 bollards on the front of the building?

17 MS. MARTIN: I'm sorry.

18 MR. GARCIA-BOU: Those are bollards?

19 MS. NEMECEK: Bollards. Those aren't
20 bollards, right, those are just what you're
21 showing us are just curved or are they going to
22 be bollards?

23 MS. MARTIN: Those are bollards.

24 MS. NEMECEK: They are bollards.

25 ACTING CHAIRMAN MCINTYRE: Bollards.

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2 So nobody crashes into the store. So, you
3 know, just typically we've all driven up to a
4 thousand of these probably, don't take a whole
5 lot of notice but now you think about these
6 things. You know, what's your business
7 practice; do you sell anti freeze; do you sell
8 cords of wood; is there going to be newspapers
9 there, because you have full height windows?
10 Is that all going to get sort of overladen with
11 all different sort of stuff that's being
12 advertised on the outside?

13 MS. MARTIN: It shouldn't. We do
14 typically sell newspapers, you know, anti freeze
15 and some car things are standard, but they're
16 not typically stored outside. They would
17 typically be inside the store. Cords of wood I
18 would have to get back to you on. Ice,
19 obviously. Typically we have fruit and
20 pre-prepared sandwiches and that sort of thing.
21 We do have our own like a branded line of
22 coffee that I'm sure there would be sales for
23 and things like that. All of the advertising
24 would be within the town code as well.

25 MS. UHLE: We do limit pretty

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35

1 EASTCHESTER ARB - 6/4/15
2 significantly how much advertising can be in
3 the window, and any proposed signage requires

4 approval by the sign committee.
5 MS. MARTIN: Understood. Whether or
6 not the manager of that store will understand
7 that is another story, and I apologize in
8 advance if they put things up. If you call us
9 and tell us they're not supposed to be there,
10 we make sure they come down.
11 ACTING CHAIRMAN MCINTYRE: Again, the
12 purview of this Board is architectural review.
13 We're looking to act as an advisory body to the
14 Planning Board.
15 MS. MARTIN: Understood.
16 ACTING CHAIRMAN MCINTYRE: Our primary
17 objective is to review applications, this being
18 one, to ensure that what's being proposed is in
19 keeping with the neighborhood, it's an addition
20 to the neighborhood, and it's something that
21 we, as residents of this town, would be okay
22 living next to and driving by and pulling up
23 to.
24 MS. MARTIN: And we hope to be making
25 an improvement to what is currently there.

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36

1 EASTCHESTER ARB - 6/4/15
2 ACTING CHAIRMAN MCINTYRE: Right.
3 That being said, the question that I asked,
4 while it might not appear on the piece of paper
5 that you've presented to us, I think it's a
Page 33

6 prudent question for us to ask and sort of get
7 some feedback on, because we're really not
8 looking to police this application, or any
9 other application for that matter. So there
10 are certain prerequisites in our town, this
11 Board being one, so that we do try and act
12 accordingly to make sure that whatever is being
13 proposed, you know, meets the guidelines and
14 criteria that we like to implement in our town.

15 Do we have any other sort of comments
16 here in terms of what we heard so far?

17 MS. UHLE: I was just going to say if
18 you're going to ask them to come back, just to
19 be clear for things like the -- I'm not sure
20 whether you guys mentioned this or not or
21 whether I mentioned this earlier, there is an
22 existing chain link fence along Hillcrest Road
23 that seems to be in disrepair, there's a
24 stockade fence at the back of the property
25 line, again, if you could show us how you're

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37

1 EASTCHESTER ARB - 6/4/15
2 going to deal with those, if you're replacing
3 them. I think for everything that's been
4 mentioned with regard to the bollards, the
5 fencing, the lighting, the trash enclosure, if
6 there's an enclosure proposed for the condenser
7 units, that they'll need to see details of

8 those and catalogue cut sheets or whatever is
9 necessary so they can really see what those
10 look like. For the condenser units, also
11 issues with regard to decibel levels.

12 ACTING CHAIRMAN MCINTYRE: Right. So
13 any other comments before --

14 MS. MARTIN: Were there any issues
15 with the --

16 MS. UHLE: I was going to say, could
17 you put that site plan back up there?

18 MS. MARTIN: Sure.

19 MS. UHLE: I apologize, I have never
20 confused myself as much as I have tonight. I'm
21 going to go up there and explain the variances
22 very quickly since that was an issue, and now I
23 understand what my issue was, which was massive
24 confusion on my part.

25 ACTING CHAIRMAN MCINTYRE: Sure. That

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38

1 EASTCHESTER ARB - 6/4/15

2 would be good. Thank you, Margaret.

3 MS. UHLE: Start with the parking
4 variance. Again, the entire site requires 14
5 parking spaces, six are proposed; four here and
6 two here. This is where I got confused. You
7 can't really see it here, but this line, this
8 is a retail business district. This is an R-5
9 district, which is a single family residential

10 district, even though this is still the rear
11 portion of the commercial property, but it is
12 zoned as a single family residential district.

13 So the first variance is there is a
14 requirement that the principal building be set
15 back a minimum 40 feet from that one family
16 residential district. It is actually only set
17 back 5.5 feet. Again, it happens to be a
18 commercial use, but it doesn't say "use" it
19 says "district." So this building is required
20 to be 40 feet, it's 5.5. The other variance is
21 actually the parking area is required to be
22 20 feet from a single family residential
23 district, and it is actually only also
24 5.5 feet. So the two of the variances with
25 regard to the setback relate to the portion

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39

1 EASTCHESTER ARB - 6/4/15
2 adjacent to the commercial property here. Then
3 the last variance is that a backup aisle
4 required for the parking spaces is required to
5 be 21 feet, it's only 16.3 feet, and that's for
6 these angled parking spaces here to what's
7 considered the drive aisle here is only 16.3
8 rather than 22 feet. So those are the four
9 variances.

10 The other thing I was just going to
11 mention again, because people didn't have the

12 opportunity to hear this at the previous
13 meetings: The existing building is 1,311 feet,
14 the applicant proposes to expand the building
15 by 770 square feet, so that the proposed
16 building is proposed to be 2081 feet. This is
17 where I was getting confused. The building is
18 being expanded by 5 feet adjacent to this
19 residential property here. A variance isn't
20 required for that. This is required to be
21 40 feet; it is 40.4 feet. Okay.

22 ACTING CHAIRMAN MCINTYRE: Okay.
23 Thank you, Margaret. So I would like to make a
24 motion to open up Application 13-36 to a public
25 hearing. Do I have a second?

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1 EASTCHESTER ARB - 6/4/15
2 MR. GARCIA-BOU: Second.
3 ACTING CHAIRMAN MCINTYRE: All in
4 favor.
5 (All aye.)
6 ACTING CHAIRMAN MCINTYRE: The public
7 hearing is now open on this application. I
8 would ask any members of the public to step up,
9 introduce themselves, and let us know where you
10 live and say your piece.
11 MR. URBINA: Good evening. I'm Julio
12 Urbina. I live at 19 Hillcrest Road. My
13 property is the one that's right next to the

14 proposed plan, and I wanted to first thank
15 Margaret -- you said I could call you Margaret.

16 MS. UHLE: Absolutely.

17 MR. URBINA: -- for all the time that
18 you took. It was very generous of you to help
19 me go through the plans. I mentioned to you
20 that there were a number of rumors going
21 around, and you clarified quite a bit of them.
22 One of those rumors was that there was a
23 Starbucks that was opening up, but we were
24 disappointed to hear that wasn't going to be
25 the case. I digress.

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41

1 EASTCHESTER ARB - 6/4/15
2 What I come here tonight to do is to
3 really request to postpone any further
4 discussion on the matter of 504 New Rochelle
5 Road. As Margaret stated earlier, the builder,
6 the owner failed to notify the property owners,
7 and the town also failed to ensure that the
8 property owners were notified of anything that
9 was going on. Based on the minutes that I was
10 able to access online, we first started talking
11 about this in September, and the only time that
12 we actually knew -- we meaning myself and some
13 of my neighbors -- knew that anything was going
14 on was when we received notice that the
15 Architectural Review Board was going to be

16 discussing the property.
17 After reviewing the minutes, I could
18 say that I really appreciate the due diligence
19 that the town has done through the Zoning
20 Board, but I think it was incomplete because we
21 never took the time or never notified folks and
22 gave them the opportunity to talk about what
23 they see here, witness and experience every
24 day. You know, I think you said that the
25 traffic engineer did a thorough job, but when I

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42

1 EASTCHESTER ARB - 6/4/15
2 reviewed the minutes -- I know I didn't see the
3 engineer's report -- there was no real mention
4 of any of the traffic issues on Hillcrest Road
5 themselves.

6 One of questions that I have, if I
7 may, I see there is an entrance only on New
8 Rochelle Road for that property indicated by
9 that dark arrow; is that correct?

10 MS. UHLE: Yes.

11 MR. URBINA: Is the only exit the one
12 on Hillcrest Road?

13 MS. UHLE: Yes.

14 MR. URBINA: There's an issue that I
15 deal with on a daily basis, and again, the
16 importance of getting, you know, neighbors'
17 input is that right on Hillcrest Road there is

18 parking, there's metered parking on Hillcrest
19 Road, and when there's cars in those metered
20 parking, what ends up happening is when those
21 cars come out of the gas station onto Hillcrest
22 Road, they kind of get logged jammed there
23 because there is a stop sign, a lot of traffic
24 on New Rochelle Road, and often times I'm
25 coming down New Rochelle Road to turn up the

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43

1 EASTCHESTER ARB - 6/4/15
2 street to get to my house, and I'm stuck there
3 on the corner because the cars are kind of, you
4 know, crisscrossed trying to get onto New
5 Rochelle Road, and that happens often.

6 The other concern that I expressed to
7 you, amongst others that I have, is that area
8 where there's a proposed vacuum station where
9 they're proposing to have landscaping, there is
10 a not very well maintained chain link fence
11 with near dead Arborvitae that are there, and
12 it causes a blind spot. So when cars are
13 coming out and kids, mine included, are coming
14 down to the school bus stop, which is on the
15 corner, there's been a lot of close calls
16 because cars can't see kids coming down, kids
17 can't see the cars coming up, and again, I
18 think that that's something that could have
19 been identified had neighbors been given the

20 opportunity to discuss that with the Zoning
21 Board.

22 I know you would like to keep the
23 momentum going, and I know you spoke to legal
24 counsel. I guess it's something that you could
25 do. I don't know if it's something that you

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44

1 EASTCHESTER ARB - 6/4/15
2 should do, because certainly the spirit of
3 giving people notice and allowing them to come
4 in, you know, is to identify some of the things
5 that you might not be able to do on a few site
6 visits. I think that, you know, what I would
7 to -- I mean, Margaret, I know that you said
8 that the Zoning Board was going to reconvene in
9 September and that this meeting as well as the
10 Planning Board meeting is scheduled for June,
11 you know, but I think it would be in the town's
12 best interest to proactively postpone any
13 further discussion until the community has had
14 a chance to discuss the matter with the Zoning
15 Board, and that would kind of, you know, negate
16 the need to file an Article 78, you know, which
17 we know would delay the process even further.
18 And again, all we're asking for is to have the
19 opportunity to be heard to identify some of
20 those concerns that haven't been identified
21 even with the thorough due diligence that was

22 made.

23 And again, I mean, I've lived next to
24 this property for 16 years. I never moved into
25 that property thinking like, okay, I'm going to

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45

1 EASTCHESTER ARB - 6/4/15
2 do whatever I can to make that a park. I
3 accept that there's a gas station there. I
4 support economic development and understand the
5 importance of, you know, commercial properties
6 in our community, and being the President of
7 the Tuckahoe School Board I like it when
8 taxpayers come in that don't bring kids into
9 our schools. So this is certainly a benefit.
10 But again, not having an opportunity to
11 identify some of those concerns that we
12 experience on a daily basis, you know, I think,
13 you know, kind of negates the spirit of what
14 notification laws are all about, and again, you
15 know, respectfully ask that we kind of stop the
16 clock until we have that opportunity with the
17 Zoning Board.

18 Thank you for your service and thanks
19 for allowing me to be heard.

20 MS. UHLE: Can I respond to you a
21 couple of things?

22 MR. URBI NA: Sure.

23 MS. UHLE: I agree a hundred percent

24 with everything Mr. Urbina said, and I think
25 that you are -- first of all, so that you know,

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46

1 EASTCHESTER ARB - 6/4/15
2 Mr. Urbina, just based on the extent of the
3 comments that the ARB has for the applicant,
4 the applicant is coming back to them in
5 September before they would even have an
6 opportunity to go to the Planning Board in
7 June. I know I had discussed this with the
8 applicant, that that would very likely be an
9 outcome. So they have not noticed yet for the
10 Planning Board meeting knowing they were likely
11 to come back. So they will be before the
12 Zoning Board in September, and again, the whole
13 reason to send them back to the Zoning Board
14 for the public hearing was to give you an
15 opportunity to address a lot of the issues that
16 may have impacted the variances. I did want to
17 continue with this meeting really to give you
18 an opportunity to say what you just said too.
19 I didn't want to have to adjourn the meeting
20 and then nobody gets to say anything until
21 September. So I just want to make it clear
22 there is absolutely no effort to move it along
23 or help out the applicant. I was mortified
24 when I found out that not only did the
25 applicant not notice, but that my office didn't

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47

1 EASTCHESTER ARB - 6/4/15
2 catch the fact that they didn't notice. There
3 was a flurry of e-mails between all of us. I
4 think the good news is that we are at a phase
5 in the review process that there is still
6 plenty of opportunity for you to talk about the
7 site distances with the traffic engineer. He's
8 already on notice that he will be at that
9 meeting. That meeting may not only be in
10 September, it may go into October. So I just
11 want to reiterate that, you know --

12 MR. URBINA: And I appreciate that. I
13 certainly hope I didn't sound like I was
14 implying that there was any, you know,
15 assistance of the applicant or anything like
16 that.

17 MS. UHLE: Not at all.

18 MR. URBINA: The concern again that I
19 have is that, you know, I just don't want this
20 momentum to build and then, you know, we're
21 kind of putting the cart before the horse here.
22 And, you know, perhaps some of the things that
23 the applicant wants us to consider as far as
24 the Architectural Review Board or the Planning
25 Board, that may be moot topics had the Zoning

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48

1 EASTCHESTER ARB - 6/4/15
2 Board not granted variances or at least not
3 granted the variances until some of these other
4 concerns were identified and addressed. So
5 that's all I'm asking for, and I think
6 ultimately the outcome, regardless of how we
7 got there is the same, and that there is going
8 to be a kind of let's slow this down, let's go
9 back and get that notification made to our
10 neighbors, let us have the opportunity to
11 discuss this with the Zoning Board, and give us
12 notice as we have for this, and I'm sure we're
13 going to get notice for that planning meeting
14 come June. Thank you very much.

15 ACTING CHAIRMAN MCINTYRE: Thank you.

16 MR. DECHANCE: Good evening. My name
17 is Mike Dechance, and I live at 17 Alta Drive.
18 My property borders 500 New Rochelle Road and
19 504 New Rochelle Road. As Julio did, we found
20 out the same way. We received a note from your
21 review board certified mail at 6:00 at night
22 that this meeting was taking place and there
23 were proposed changes to 504 New Rochelle Road
24 that ultimately impacts my property as well.

25 I want to thank Margaret again for

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1 EASTCHESTER ARB - 6/4/15
2 taking the time out because it was the buzz of
3 the neighborhood, what is this all about,
4 because no one knew anything, and a lot of
5 people would be here this evening,
6 unfortunately there's a lot of school events
7 taking place this evening and other things
8 taking place in family's lives in my
9 neighborhood, but people would be here but
10 they're at their children's, you know, good
11 things.

12 The first thing that came to
13 everybody's mind is, why do we need another
14 convenience store, we just had CVS there, and
15 there was a lot of discussion about CVS going
16 in the neighbor as well. I do think there are
17 issues with this project that have not been
18 discussed, you know, and Julio touched upon a
19 lot of them, but I would like to just reiterate
20 some of them again.

21 One is the traffic in our area is
22 horrific. If you go through New Rochelle Road
23 any time of the day now the traffic has
24 increased tenfold. I've lived there 27 years,
25 and it's horrific, and there's going to be a

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1 EASTCHESTER ARB - 6/4/15

2 bad accident there, and it is a concern of mine
3 and my neighbors.

4 With the proposed project, I know
5 Margaret said, you know, they would pull in,
6 get gas, go in the store and get something, but
7 we're concerned about increased traffic in the
8 area. People coming in. If you drive through
9 the area, you know what I'm talking about. If
10 you try to make a left-hand turn onto Alta
11 Drive, you cannot. You have to wait for the
12 light to turn in order to make that turn
13 safely, otherwise, you will be hit. So that is
14 a concern.

15 Parking, that is a concern. I know
16 you brought that up as well. If you were in
17 our area today, I had to walk down to CVS for
18 something, I was dodging cars on the sidewalk.
19 Cars backing out, backing in. It's a very busy
20 area. Parking is an issue that needs to be
21 addressed. Traffic flow in and out of the
22 station and its impact on Hillcrest and other
23 neighbors I think needs to be discussed. The
24 rear of property is a real concern of mine. I
25 just want to share with the Board, this is 500

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51

1 EASTCHESTER ARB - 6/4/15
2 New Rochelle Road. This is what I look at
3 every day. I just want you to see that. I'm

4 concerned that I don't want a repeat of that.
5 This is what I look at every day from my
6 backyard. I'm concerned what is going to be
7 taking place in the rear of the property. It's
8 highly overgrown back there. What trees are
9 going to remain? What's going to be taken out?
10 Drainage and erosion issues, you know, I think
11 that needs to be looked at and discussed
12 because the property does slope, and it is a
13 concern of mine. There are dead branches
14 hanging over our property lines. I think that
15 needs to be addressed. What are the hours of
16 operation? Placement of the dumpsters. As you
17 could see, the smell is a concern, because on a
18 nice, hot day the smell comes up from the
19 dumpsters, and there's nothing I could do about
20 it, but I have to smell it, because that's
21 where I put my head every night.

22 Those are some of the issues that I
23 have, and I know that some of my neighbors
24 have, and I would ask the Board -- I know you
25 said it's going to go back to the Zoning Board,

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52

1 EASTCHESTER ARB - 6/4/15
2 but I would like to hear from the traffic
3 engineer in more detail about the traffic in
4 the area, and I would like to hear more about
5 what's going to be taking place in the rear of

6 that property, because you're coming back
7 another 10 feet, that's going to have to impact
8 that wooded area back there, and that wooded
9 area does need to be cleaned up. There's
10 tires, there's crates back there, there's -- I
11 won't even tell you what's back there. There's
12 a lot of things back there that's been sitting
13 there for years and never been addressed.

14 But again, I want to thank the Board
15 for giving me this opportunity to speak, and I
16 know this is not in your purview, so that's why
17 I'm just kind of highlighting some of the
18 things that I think need to be discussed, and I
19 would go into more detail with the, you know,
20 Planning Board or the Zoning Board. Thank you
21 and thank you again, Margaret, for taking the
22 time. Thank you.

23 ACTING CHAIRMAN MCINTYRE: Thank you
24 very much. Anybody else like to speak?

25 (No comments.)

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53

1 EASTCHESTER ARB - 6/4/15

2 ACTING CHAIRMAN MCINTYRE: I think
3 that because I guess we're sort of in the
4 public forum and, you know, we're in a public
5 meeting, that we should leave the public
6 hearing open on this application.

7 MS. UHLE: Absolutely. Yes.

8 ACTING CHAIRMAN MCINTYRE: I'm not
9 going to make a motion to sort of close the
10 public hearing.

11 Just in response to some of your
12 comments: I agree as a resident and as a
13 member of this Board, you know, this is similar
14 to any other application, it needs to be looked
15 at from a quality of life standpoint, from an
16 aesthetic standpoint, from a safety standpoint,
17 and from a standpoint that as members and
18 residents of this town that we advocate in
19 every other resident's best interest. So I do
20 agree with all the comments that both of you
21 gentlemen raised here, and certainly we on this
22 Board and myself as Acting Chairman this
23 evening will certainly take your comments
24 seriously and certainly look to, you know --
25 look to propose to the Zoning Board that all of

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54

1 EASTCHESTER ARB - 6/4/15
2 the issues that you raised are addressed,
3 because collaboration and your input as
4 residents and people who live there and travel
5 up on that road on a daily basis I think is
6 imperative to their knowledge and understanding
7 of this particular site and whatever decisions
8 they may have rendered or would reconsider at
9 this stage.

10 MS. UHLE: So I do think the next step
11 will be for the applicant to come back to the
12 Zoning Board next.

13 MS. MARTIN: I would agree.

14 MS. UHLE: Which would mean then that
15 the -- we will send it back to the Zoning Board
16 until the Zoning Board issues are resolved, and
17 then it could pick up again with the ARB and
18 the Planning Board if and when it gets that
19 far.

20 MS. MARTIN: Correct.

21 MS. UHLE: As I said, besides the fact
22 that the applicant and their engineers will be
23 there, our traffic engineer will be there as
24 well.

25 ACTING CHAIRMAN MCINTYRE: Okay. Our

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55

1 EASTCHESTER ARB - 6/4/15
2 next application is Application 15-30, 39
3 Hathaway Road.

4 MR. SOMMER: Good evening. My name is
5 Steve Sommer. My wife, Ann, and I own the
6 property on 39 Hathaway Road. We just recently
7 actually purchased it. I reside at 423 New
8 Rochelle Road. My existing back yard and this
9 property are separated by approximately
10 65 feet. So I've lived in my primary residence
11 for 28 years. I've seen this property every

12 day, and we've always enjoyed it.
13 Unfortunately, the property went into disrepair
14 a number of years ago due to family conditions,
15 and we did recently purchase it, as I said.
16 We are planning a major addition to
17 this property. It needs to be modernized from
18 the existing 1951 when it was built. You can
19 appreciate that all the existing conditions
20 from 1951 existed when I purchased it. So what
21 I'm doing is I am renovating the interior of
22 the property. I invited my architect, Louis
23 Campana, to present that to you. Thank you
24 again for the opportunity.
25 ACTING CHAIRMAN MCINTYRE: Thank you.

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56

1 EASTCHESTER ARB - 6/4/15
2 MR. CAMPANA: Thanks, Steve. Board,
3 good evening. Margaret, James, how are you?
4 So this is the first time we're being
5 heard, so I would just like to give you a brief
6 description of what we plan on doing here and
7 also the existing conditions. Would you mind
8 if I actually stand by the drawings?
9 MS. UHLE: Just bring the microphone
10 with you.
11 MR. CAMPANA: So currently situated on
12 site we have a one and a half story single
13 family residence with an attached garage, which

14 is partially underneath the second floor, and
15 towards the back of the house there's a one
16 story sun room with Jalousie windows. So what
17 we plan on doing with the existing, other than
18 removing all the existing finishes, is actually
19 demolishing that rear sun room in the back,
20 along with the existing masonry landing and
21 steps, okay. We also plan on demolishing the
22 front porch as well.

23 On the second floor, in order to
24 accommodate our second story addition, we're
25 going to take off basically this portion of the

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57

1 EASTCHESTER ARB - 6/4/15
2 footprint on the second floor, okay, and we'll
3 be reconstructing that, changing a one and a
4 half story building to a two story.

5 I guess what we'll do is just flip to
6 the exterior elevations. The existing first.
7 Here we have the existing front elevation. We
8 have currently vinyl siding. This is white
9 sort of faux stone veneer here, and all the
10 windows are -- Steve, I believe they're vinyl
11 clad; right? Vinyl clad. -- all of which we
12 intend on moving except for two. The two are
13 going to be in the living room, which are
14 marked as existing. Here off to the side or
15 off to the rear looking at the side elevation

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16 you could see we have the sun room, which we
17 are planning on taking off, and then again the
18 front elevation we're going to take this shed
19 roof off over the front door and column and
20 also remove the front porch as well. Again,
21 you could see the existing sun room there.
22 Existing garage doors will be also removed.

23 I think what we can do now is go to
24 the proposed plans and start with the first
25 floor. So you could see where we're adding

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58

1 EASTCHESTER ARB - 6/4/15
2 square footage to the first floor primarily in
3 the rear yard with a new family room addition,
4 okay. That addition or that mass will also
5 encompass a new bathroom for a bedroom down
6 below. This new bedroom will also add to the
7 footprint as well to the northeast corner,
8 which is here. At the front of the house, we
9 have a near airlock, which will be sort of a
10 glass box below a nice long sweeping roof which
11 will be supported by a cedar column and
12 brackets, which we'll look at in the
13 elevations.

14 Then the second floor you could see,
15 as I was explaining before, we're going to
16 remove this portion of the second floor to
17 accommodate the new master suite. What that

18 entails is an addition over the garage on top
19 of the existing footprint, and then again,
20 removing some of the shed dormer in the back
21 and turning that into a gable roof. You can
22 see the roof plan here. This is that -- well,
23 this here used to be the principal ridge, but
24 now we're actually changing that. The
25 principal ridge is now here. Okay. This roof

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59

1 EASTCHESTER ARB - 6/4/15
2 will be sweeping over the main entrance, and
3 then we have inset dormers which pierce the eave
4 along the north side here, and then we have our
5 standing seam coated copper roof here, hip
6 roof, and that EPM roof on the one story
7 addition for the bedroom below.

8 For the exterior elevations, you know,
9 our intent is obviously to enhance or -- I
10 guess you could say enhance the character of
11 the neighborhood but also in keeping with
12 everything that's there currently. What we
13 plan on doing is using HardiePlank -- I'm
14 sorry, Hardie Board plank siding or lap siding.
15 It will be this Monterey taupe with white AZEK
16 painted trim. Most of the trim on the house
17 will be flat except for underneath the rakes.
18 The rakes will have about I think it's a 2 inch
19 solid crown just to give a little profile along

20 each of the rakes here and here and also on the
21 side of the house as well. You could see we're
22 also proposing -- I do not have a sample of it,
23 but we're proposing to use stone veneer. The
24 company is called Quarry Cut. The veneer is
25 going to be a ledge veneer, thin stone, and

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60

1 EASTCHESTER ARB - 6/4/15
2 it's called Old Philadelphia. The stone veneer
3 is very difficult to show as a sample only
4 because it varies drastically, but this color
5 is going to be more of a blue to sort of beige
6 tone.

7 ACTING CHAIRMAN MCINTYRE: Is that a
8 natural product or is it a --

9 MR. CAMPANA: It is a natural product,
10 yes. It's about 2 inches thick. There will be
11 a 3 inch projection off the face of the house,
12 and we're proposing to cap that with a 2 inch
13 blue stone coping. All the new windows in the
14 house, except for the ones in the living room,
15 will be Andersen exterior aluminum clad, okay,
16 with simulated divided light, casements. We're
17 also going to be refinishing the existing
18 window wells. The existing windows wells are
19 currently concrete and brick. We're going to
20 face it with stucco and have a 2 inch blue
21 stone coping on top.

22 The roofing material -- unfortunately,
23 the existing roof material is slate, but we're
24 proposing to use -- proposing to take all of it
25 off and use Timberline, JAF Timberline roofing

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61

1 EASTCHESTER ARB - 6/4/15
2 shingles, and the color will be charcoal. We
3 have a sample here, but actually the sample
4 itself is kind of weathered, ironically. The
5 existing chimney mass here was whitewashed
6 originally, meaning years ago. It's been
7 flaking off since, so we're proposing to just
8 refinish it to match existing.

9 Also, here you could see the front
10 entrance, the glass box airlock behind which
11 will be supported by a column, and of course
12 that column will be sitting on a galvanized
13 connection to the masonry porch which will end
14 up being painted, the base, not the blue stone
15 terrace.

16 Here along the backside you could see
17 we're proposing -- I'm sorry, the north side --
18 we're proposing new garage doors with an AZEK
19 lintel set into that stone veneer. Again, with
20 our asphalt roofing on top of that garage
21 projection, which is existing, meaning the
22 projection, and we have our bedroom addition
23 right here, and then beyond is the new family

24 room addition. This wall here is solid with no
25 window because that is, in fact, a bathroom,

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62

1 EASTCHESTER ARB - 6/4/15

2 half shower, sink and everything else.

3 At the back of the house, you could
4 see we're proposing this 6 foot wide 8 foot
5 doors here in the family room. We have a gas
6 fireplace which will require a small projection
7 to the rear yard. We're looking at trying to
8 find something that's a little more low profile
9 so we could have the entire thing within the
10 footprint of the family roof so it doesn't
11 project out. I believe that's all. We're also
12 proposing new gable vents, which will also be
13 of an AZEK material. Here's just some exterior
14 details larger for you to see. On the
15 elevations, actually, on the rear elevation
16 you'll notice that this cornice, which is over
17 the family room, does not have this line right
18 here, but there will actually be a step in that
19 to break that height up a bit. I believe
20 that's all.

21 MR. GARCIA-BOU: The front entrance on
22 the doors, do you have a more detailed what
23 it's going to look like, the entrance?

24 MR. CAMPANA: The airlock.

25 MR. GARCIA-BOU: Door 101, 102, and

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63

1 EASTCHESTER ARB - 6/4/15
2 103.
3 MR. CAMPANA: So 101, 102, and 103,
4 that's actually --
5 MR. GARCIA-BOU: Aluminum clad?
6 MR. CAMPANA: Yes. I'm sorry, yes.
7 Wood on the interior, aluminum clad on the
8 exterior.
9 MR. GARCIA-BOU: Is that divided
10 lights?
11 MR. CAMPANA: SDL, simulated divided
12 lights seven eighths thick.
13 MR. LUCA: Space bar?
14 MR. CAMPANA: Yes, that would be the
15 intent. I don't like windows with no space
16 bars, that's for sure.
17 ACTING CHAIRMAN MCINTYRE: The stone
18 cladding veneer is going to run inside that
19 airlock?
20 MR. CAMPANA: I will, that's correct.
21 It will give a nice I think -- well, I think
22 it's the appropriate way to terminate it, and
23 also, it will give a nice backdrop from the
24 south elevation. On that wall here, right here
25 at the covered entrance outside at the airlock

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1 EASTCHESTER ARB - 6/4/15
2 we're going to propose to put some sort of a
3 wall sconce. We don't have that selected
4 currently, but that is a perfect location for
5 it.
6 MS. NEMECEK: One or two?
7 MR. CAMPANA: One.
8 MS. NEMECEK: Any other exterior
9 lighting?
10 MR. CAMPANA: We will have sconces at
11 all of the exits outside.
12 MS. NEMECEK: Okay.
13 MR. CAMPANA: I want to also speak
14 with the owner about possibly putting sconces
15 flanking the garage doors, working that into
16 the mix.
17 MS. NEMECEK: What color will the
18 garage doors be?
19 MR. CAMPANA: White, matching trim,
20 yes.
21 MS. NEMECEK: It looks nice.
22 MR. CAMPANA: Thank you.
23 MR. LUCA: I have a question.
24 MR. CAMPANA: Yes.
25 MR. LUCA: It's a very nice looking

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1 EASTCHESTER ARB - 6/4/15
2 house. My question is: Window 105, that's the
3 one that remains, the existing living room
4 window?
5 MR. CAMPANA: That's correct.
6 MR. LUCA: Can I ask why? Only
7 because --
8 MR. CAMPANA: I'll let the owner speak
9 to that.
10 MR. LUCA: Only because all the new
11 windows, they're casements, I assume; right.
12 MR. CAMPANA: That's right.
13 MR. LUCA: They're all grand and at
14 the elevation that really stands out like it is
15 an old window.
16 MR. CAMPANA: The way I tried to or
17 attempted to treat it was, use the trim
18 consistent with everything else and obviously
19 create the paneling below to give more feel
20 with the proposed work. It does, however, work
21 really well on the interior of that room,
22 but --
23 MR. LUCA: The high window sill and --
24 MR. CAMPANA: It's about a 29 inch
25 window sill, yeah.

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66

1 EASTCHESTER ARB - 6/4/15
2 MR. LUCA: It's vinyl you said, right,
Page 61

3 the existing window?

4 MR. CAMPANA: Right.

5 MR. LUCA: So it's going to read
6 differently; correct?

7 MR. CAMPANA: I believe they're
8 paintable, so we could always paint them to
9 match, especially to enhance it. Steve, do you
10 want to talk?

11 MR. SOMMER: So the two windows that
12 we are retaining were actually replaced it
13 looks like four or five years ago. Okay. All
14 the other windows on that floor and upstairs
15 were actually the original windows. So when
16 Louis and I looked at this, because we are
17 actually replacing the exterior trim and
18 certainly new trim on the interior as well, the
19 only element that will be visible is probably
20 anywhere between two and a quarter to two and
21 five eighths of an inch to the existing window
22 frame. Everything else will be clad with new
23 trim.

24 MR. LUCA: I don't mind. I don't
25 mind. I'm just saying as an architect I think

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67

1 EASTCHESTER ARB - 6/4/15
2 they're going to read aesthetically differently
3 because they're vinyl and clad. Part of the
4 profile is going to be different. Andersen is

5 going to have more of a profile, a depth to it.
6 It's your home, but it really is a nice looking
7 house.

8 ACTING CHAIRMAN MCINTYRE: Is there
9 any landscaping being proposed as part of the
10 overall sort of renovation and enhancement?

11 MR. CAMPANA: I'll defer to Mr. Sommer
12 on that.

13 MR. SOMMER: So the direct answer to
14 your question is: Presently, no, and let me
15 explain why I'm giving you that answer. The
16 site is unfortunately burdened by rock
17 topography. Excuse me. We have rock that is
18 very, very high on the north side, and it
19 actually juts out from the existing property
20 line anywhere between 4 to 5 feet, so all of
21 that rock is exposed. It has been -- there was
22 many attempts over the years to try and
23 camouflage that rock to something that can be
24 suitable. You'll find a series of rock walls
25 that were either dry stone or put in with some

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68

1 EASTCHESTER ARB - 6/4/15
2 poor quality masonry, and that's all on the
3 north side as shown. Also, there's a lot of
4 rock out cropping on the southwest corner of
5 the property that create this, as the surveyor
6 indicated, this pond. Okay. Basically that's

7 water that comes from both the west side, comes
8 from New Rochelle Road, comes from the Baptist
9 Church that is also on New Rochelle Road, which
10 is a large green area, and the water collects
11 in that area. So we have not focused on the
12 landscaping right now. I will tell you that my
13 neighbors have a large line of trees on the
14 west side, probably 5 foot on center, and over
15 a 150 feet you could appreciate how many trees
16 there are there. So we have not focused on
17 landscaping at this particular point in time.
18 I will tell you that certainly I'm putting my
19 efforts into the house at this point in time.
20 I hope to be in by sometime early next year,
21 and so the plantings efforts and landscaping
22 efforts will certainly commence first quarter
23 of next year.

24 I will also tell you that I have a
25 beautiful hundred and fifty year old Maple tree

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69

1 EASTCHESTER ARB - 6/4/15
2 directly in front of the house that needed a
3 lot of love, a lot of trimming, which we took
4 care of, and I have two beautiful Japanese
5 Maple trees on the south side of the house that
6 I also had an arborist come in, do some
7 delicate pruning, and also do a spring feeding
8 at this particular point in time. So those

9 certainly will stay.
10 Aside from that, it's a conventional
11 lawn that needs some maintenance and some
12 minor, minor bushes. Nothing of any
13 significance at this point.
14 ACTING CHAIRMAN MCINTYRE: Okay.
15 Thank you. So looking to sort of move along, I
16 would like to -- thank you very much. That
17 presentation was very good. I would like to
18 make a motion to open the public hearing on
19 Application 15-30.
20 MR. GARCIA-BOU: Second.
21 ACTING CHAIRMAN MCINTYRE: All in
22 favor.
23 (All aye.)
24 ACTING CHAIRMAN MCINTYRE: I would ask
25 if there is anybody in the audience who would

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70

1 EASTCHESTER ARB - 6/4/15
2 I like to speak on behalf of this application to
3 come up to the podium and say their piece.
4 Anybody here that would like to speak on behalf
5 of this application?
6 (No comments.)
7 ACTING CHAIRMAN MCINTYRE: No. Okay.
8 That being the case, I would like to make a
9 motion to close Application 15-30. Do I have a
10 second?

11 MR. GARCIA-BOU: Second.
12 ACTING CHAIRMAN MCINTYRE: All in
13 favor.
14 (All aye.)
15 ACTING CHAIRMAN MCINTYRE: The public
16 hearing is now closed on this application.
17 MR. SOMMER: Thank you Board.
18 ACTING CHAIRMAN MCINTYRE: Do we have
19 any other comments?
20 MR. GARCIA-BOU: No.
21 ACTING CHAIRMAN MCINTYRE: Do you want
22 to sort of briefly summarize?
23 MS. UHLE: Actually, I don't believe
24 you had any conditions of approval. So I
25 believe it's just a direct referral to the

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71

1 EASTCHESTER ARB - 6/4/15
2 Planning Board with the recommendation to
3 approve as proposed.
4 ACTING CHAIRMAN MCINTYRE: Right. I
5 agree.
6 MR. GARCIA-BOU: And the landscaping.
7 ACTING CHAIRMAN MCINTYRE: Well, I
8 think the landscaping -- I think the applicant
9 made reference to what he's proposing to do and
10 the site conditions.
11 MS. UHLE: One thing I'll just quickly
12 say about landscaping for additions and

13 alterations. When we have new construction and
14 it's a builder coming in and there's an
15 opportunity to require that they do something,
16 I found in the past when the Board requires
17 somebody to have landscaping as part of an
18 addition, they'll simply submit something to
19 satisfy that requirement, and I think in the
20 long run residents do a better job given a
21 little more time.

22 ACTING CHAIRMAN MCINTYRE: Right. So
23 I would just like to commend your application.
24 It's a well prepared set of drawings. I think
25 the applicant has certainly made his thoughts

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72

1 EASTCHESTER ARB - 6/4/15
2 very, very clear and certainly a labor of love
3 and very nice story. You should be commended
4 on the set of drawings which you prepared.

5 With that being said, I would like to
6 make a motion to approve and pass on
7 Application 15-30, 39 Hathaway Road to the
8 Planning Board. Do I have a second?

9 MR. GARCIA-BOU: Second.

10 ACTING CHAIRMAN MCINTYRE: All in
11 favor.

12 (All aye.)

13 ACTING CHAIRMAN MCINTYRE: This
14 application was approved to move forward. Well

15 done.

16 APPLICANT: Thank you.

17 ACTING CHAIRMAN MCINTYRE: Thank you.

18 Our next application is 15-31, 11

19 Lamesa Avenue. Sorry, I screwed up the

20 address; 11 Lamesa Avenue.

21 MR. FINELLI: Good evening, Mr.

22 Chairman, members of the Board, I'm Michael

23 Finelli. I'm the architect for the project

24 joined by Michael McGarvey, who is the engineer

25 and also the in-resident relative to the owners

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73

1 EASTCHESTER ARB - 6/4/15

2 who are also here tonight, Michelle and Michael

3 McGee. Any questions you might have that you

4 would like to direct to them, be happy to let

5 you speak with them.

6 Mr. and Mrs. McGee are new residents

7 to Eastchester. They recently purchased this

8 house on Lamesa it was probably five weeks ago.

9 So the first thing they did was call us and

10 have us come in and take a look at the house.

11 They have four children. The house, as it

12 exists, is a cape. It currently has four

13 bedrooms; two bedrooms on the second floor, two

14 bedrooms on the first floor, a living room,

15 dining room, kitchen. It's a nice piece of

16 property, very flat. If you know Lamesa at

17 all, it's a very beautiful family neighborhood,
18 a lot of kids riding their bikes. The McGees
19 have four children. The first thing that they
20 wanted was to put the bedrooms on the second
21 floor and get more living space on the first
22 floor. So that's exactly what we came in and
23 did. We basically blew out the bedrooms that
24 are on the first floor on the left-hand side of
25 the house. We opened up the entranceway.

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74

1 EASTCHESTER ARB - 6/4/15
2 Again, with four children rushing through the
3 door, that's the first place they come in and
4 dump everything, so they just wanted a little
5 more space. So we opened that up a little bit.
6 We took the full bathroom that was on the first
7 floor, and we converted it to a powder room,
8 and we added a full second bathroom on the
9 second floor, which is where they're going to
10 need it, again, with four children.

11 The existing house is 1,575 square
12 feet, and we are adding approximately 472
13 square feet. So we're bringing it up to just
14 over 2,000 square feet total. The footprint
15 isn't changing at all. The only thing that we
16 are proposing is we're going to rip off the
17 entire roof being it is a cape, and we're going
18 to turn it into a traditional center hall

19 colonial. The house immediately to the
20 right-hand side of this home did exactly that
21 same thing. The ridge line will actually be in
22 line with the house. Their first floors are at
23 exactly the same level. When you look at the
24 house, we've actually increased it in total by
25 4 feet, so from the existing ridge line to the

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75

1 EASTCHESTER ARB - 6/4/15
2 new proposed ridge line.
3 There is an existing patio on the back
4 right-hand corner, and to get a little more
5 space on the second floor we basically framed
6 the second floor over that patio. It allowed
7 us to get a better master bedroom, a little bit
8 more space for them on the second floor, and
9 also gave them a covered outside area so that
10 they could have dinners outside with the
11 family.
12 As far as the outside, the
13 architecture of the house, it's pretty funny,
14 our pallet is very similar to the proposal that
15 just came before you. We're using Monterey
16 taupe HardiePlank for our siding, which is a
17 grayish -- it's a grayish green I guess you
18 could call it; AZEK white siding trim -- I'm
19 sorry, white trim work around the entire house.
20 We're replacing all of the windows just about.

21 We're adding these two bay windows to the front
22 of the house to give a little bit of texture to
23 the front, because it is very -- I wouldn't say
24 it's very flat right now, there is no front as
25 a cape. We're removing the existing stone and

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76

1 EASTCHESTER ARB - 6/4/15
2 we're going to try to reuse it around the base
3 of the portico. We'll see if we could use it.
4 If not, we're just going to stucco it. We're
5 going to try to keep it since it's there. What
6 else? What else can I tell you about it? The
7 roof, we're going with a very traditional
8 pallet, the roof is going to be charcoal color.
9 The front door and shutters will be brown,
10 although the homeowners, once I brought my
11 sample in, they kind of fell in love with one
12 of the other samples for the roof. It's called
13 a burnt sienna. If you could just turn that
14 up. It's on the upper right-hand corner. The
15 charcoal was right next to it. I think they're
16 starting to like the brown theme, so bringing a
17 little bit more of that in it.

18 So that's pretty much in a nutshell
19 where we are. I guess the one last thing,
20 though, the windows will all be Andersen white
21 vinyl on the outside.

22 ACTING CHAIRMAN MCINTYRE: Do you want
Page 71

23 to maybe just flip back to the rendering so you
24 could kind of just talk us through the colors
25 on that again.

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77

1 EASTCHESTER ARB - 6/4/15

2 MR. FINELLI: It's very crude hand
3 done, sorry about that, but I like the feel a
4 little bit better.

5 ACTING CHAIRMAN MCINTYRE: So the
6 little roof sections over the bay windows,
7 right, I guess, that's --

8 MR. FINELLI: Yes. They're all going
9 to match.

10 ACTING CHAIRMAN MCINTYRE: That's
11 shingle also?

12 MR. FINELLI: Yes. I will tell you we
13 did have discussions about possibly going with
14 copper. It's going to be a cost thing. If
15 they can swing it, they'll upgrade to the
16 copper. I said, let's go with the asphalt and
17 if you could do it, we'll do it.

18 MR. GARCIA-BOU: The existing chimney
19 is brick.

20 MR. FINELLI: It is. We're going to
21 extend it.

22 MR. GARCIA-BOU: Do you have brick to
23 match that brick?

24 MR. FINELLI: If I remember correctly,
Page 72

25 I think it's painted. So I would like to match

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78

1 EASTCHESTER ARB - 6/4/15
2 whatever we have. I don't recall, to be
3 perfectly honest with you. If it is brick, I
4 remember it was a common brick. I'm kind of
5 getting confused between a couple of houses.
6 MR. GARCIA-BOU: Painted?
7 MR. FINELLI: Yes.
8 ACTING CHAIRMAN MCINTYRE: What about
9 the garage door, that's all new?
10 MR. FINELLI: That's actually
11 existing. There was no discussions about
12 changing it, so I haven't addressed it. I'm
13 sure the homeowners can speak to it if you want
14 to talk to them about it. Painted.
15 MR. LUCA: The bay windows are new?
16 MR. FINELLI: They will be new, yes.
17 MR. LUCA: Is there a reason why they
18 don't have grills.
19 MR. FINELLI: Actually, I was hoping
20 you would catch that, it was our fault, we
21 missed them. There won't be any on the picture
22 window, but on the smaller double hung there
23 will be, yes.
24 MR. LUCA: I have one other question.
25 I'm not sure if I can -- the second floor

1 EASTCHESTER ARB - 6/4/15

2 windows, do they meet egress?

3 MR. FINELLI: They do, 5.7 square
4 feet.

5 MR. LUCA: They do?

6 MR. FINELLI: Yes.

7 ACTING CHAIRMAN MCINTYRE: I guess the
8 lighting is going to be in the soffit of the
9 overhang?

10 MR. FINELLI: Yes. It's a personal
11 thing that I like to do. I like recessed
12 lighting. There is no lighting pollution, as
13 it's called. There's no lighting pollution
14 elsewhere. It's concentrated right where you
15 need it. It's simple, it's inexpensive, and it
16 does the job, and it's clean.

17 MR. GARCIA-BOU: The railings are
18 wrought iron?

19 MR. FINELLI: Wrought iron. They'll
20 be black.

21 MR. GARCIA-BOU: The front door is --
22 what is that?

23 MR. FINELLI: New front door. It's
24 just going to be a standard six panel painted
25 wood, possibly a Therma-Tru, I think better for

1 EASTCHESTER ARB - 6/4/15
2 insulating value, but just a painted brown.
3 They're very simple. They're not looking to
4 over embellish the house. It's going to be
5 very simple elegant, clean, new.

6 Again, as I said, they literally
7 bought the house, called us the same day.
8 Their intention is to get the kids into school
9 in September, so we're trying to help them as
10 best we can.

11 MR. LUCA: The windows are double
12 hung?

13 MR. FINELLI: Yes.

14 MS. NEMECEK: I think it looks nice.

15 ACTING CHAIRMAN MCINTYRE: On your
16 plot plan, is there new air conditioning units
17 proposed? Is that indicated on the plot plan?

18 MR. MCGARVEY: The AC units are there.

19 ACTING CHAIRMAN MCINTYRE: Where are
20 they.

21 MR. MCGARVEY: On the right-hand side
22 of the house.

23 MR. FINELLI: We actually left them
24 off our drawing, but they are on the right-hand
25 side. They're well within the setback.

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ACTING CHAIRMAN MCINTYRE: Okay.

MS. NEMECEK: Are you going to change the walkway at all?

MR. FINELLI: Yes. I'm sorry, we are. Right now the existing portico -- it's not even a portico -- the existing stoop is much small, it's 3 foot wide by 4 foot. You actually come up to the side of it and you go sideways to the house and you make another left to get in the house. The intention is to put the walkway directly straight in, have the stairs come up to the front door, and you go right into the house.

MS. NEMECEK: What material will you use for that?

MR. FINELLI: As I said, we're going to stucco it. The hope is there is brick -- I'm sorry, not brick -- there is stone on the left-hand side of the house currently. The owner really likes the stone, and they're going to try to reuse that at the base of the portico if they can if they can salvage it. If they can't, they're just going to stucco it to match the rest of the house.

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MS. NEMECEK: And the walkway?

3 MR. FINELLI: The walkway will be blue
4 stone. I think just about every walkway in
5 Eastchester is blue stone.

6 MR. GARCIA-BOU: What is the material
7 on the portico, the face of that entranceway
8 between the two columns?

9 MR. FINELLI: It will all be AZEK.
10 AZEK.

11 ACTING CHAIRMAN MCINTYRE: And all the
12 flashing is copper?

13 MR. FINELLI: No. Actually, I think
14 we are just going to have aluminum flashing,
15 again, just for cost purposes. There's a lot
16 of it. I would rather see them put it into the
17 house that money and use it elsewhere. I would
18 love to say, yes.

19 ACTING CHAIRMAN MCINTYRE: Any other
20 comments?

21 MS. NEMECEK: No.

22 ACTING CHAIRMAN MCINTYRE: Just to
23 sort of keep protocol, I would like to make a
24 motion that we open Application 15-31 to a
25 public hearing. Do I have a second?

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83

1 EASTCHESTER ARB - 6/4/15

2 MR. GARCIA-BOU: Second.

3 ACTING CHAIRMAN MCINTYRE: All in
4 favor.

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(All aye.)

ACTING CHAIRMAN MCINTYRE: Other than the applicants here, I don't see anybody -- sorry. Making sure you were paying attention.

(No comments.)

ACTING CHAIRMAN MCINTYRE: I would like to make a motion we close Application 15-13. Second.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(All aye.)

ACTING CHAIRMAN MCINTYRE: The public hearing is closed on this application.

I think what you proposed here is very clean cut, and you're not really doing anything to the existing footprint. You're utilizing the existing space well. I think generally I think the appearance looks good. We would just like to make sure that the condensers are represented on the next phase of these

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84

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EASTCHESTER ARB - 6/4/15

drawings. I really don't believe we had any other major issues.

That being said, I would like to make a motion to approve Application 15-31 on to the Planning Board. Do I have a second?

7 MR. GARCIA-BOU: Second.
8 ACTING CHAIRMAN MCINTYRE: All in
9 favor.
10 (All aye.)
11 ACTING CHAIRMAN MCINTYRE: Good luck.
12 MR. FINELLI: Thank you very much.
13 Have a great summer.
14 MS. NEMECEK: Thank you.
15 ACTING CHAIRMAN MCINTYRE: Okay.
16 Moving quickly on, two to go. Our next
17 application is 15-32 located at 5 Laurel Place.
18 MR. ABILAMA: Good evening. My name
19 is Tom Abilama, architect for the applicant.
20 This application is in regards to a second
21 floor addition to an existing one and a half
22 story cape located on 5 Laurel Place.
23 This is the existing house, the
24 footprint in here. What we're doing, just
25 adding -- keeping the existing footprint of the

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85

1 EASTCHESTER ARB - 6/4/15
2 main house and elevating it. The existing
3 house has an encroachment onto the side yard of
4 2 feet. So it's a non-conforming structure,
5 but that's okay as long as the addition doesn't
6 increase the non-conformity. Just want to run
7 you by the existing house. This is the first
8 floor, and we have an unfinished basement and

9 an attic into the half story. So the intention
10 is just to raise the roof and adding three
11 bedrooms and a nursery plus two bathrooms.

12 The first floor mainly we have to deal
13 with shifting over the existing sun room,
14 because it was brought to our attention by Mr.
15 King that there's no permit recorded on record
16 for enclosing the existing sun room. So we
17 ended up having to make it more conforming on
18 the site by pushing it over 2 feet. That's the
19 only site work that's involved really, but no
20 increase in impervious surfaces.

21 Mainly what we're doing, we're just
22 replacing the existing vinyl siding with new
23 HardiePlank and creating two pediments, two
24 gables on each side with a portico supported by
25 brackets. The same materials will go around

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86

1 EASTCHESTER ARB - 6/4/15
2 the whole house. The new windows will be the
3 aluminum clad Andersen white and all the trim
4 will be white AZEK, and the shutters will be
5 the pewter green.

6 Here we have the composite elevation
7 showing the two neighboring houses around it,
8 and we have the photographs of the
9 neighborhood. This is the house here right
10 now, and this is the rendering, the 3D

11 rendering showing, you know, the right and left
12 side.

13 ACTING CHAIRMAN MCINTYRE: Do you have
14 any samples, Tom, of the proposed finishes?

15 MR. ABILAMA: This is the HardiePlank,
16 that's the burnt sienna, AZEK trim, that's the
17 stucco on the bottom.

18 ACTING CHAIRMAN MCINTYRE: Okay.

19 MS. NEMECEK: Stucco on the bottom
20 where the entry steps --

21 MR. ABILAMA: Yes.

22 MS. NEMECEK: Okay. And your light.

23 MR. GARCIA-BOU: Is there a reason why
24 the entrance portico you're only going out 2
25 feet?

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87

1 EASTCHESTER ARB - 6/4/15

2 MR. ABILAMA: Really just a matter of
3 economics. We had a proposal with columns, but
4 they want to save on the -- especially the fact
5 that by putting a portico with columns and
6 enlargement of the portico itself will create
7 more impervious surfaces, you have to put a dry
8 well. So they opted to go against it. We had
9 that before.

10 MR. GARCIA-BOU: It's a beautiful
11 house.

12 MS. NEMECEK: I think it's pretty.

13 But I do have a question about the front door.
14 Is that going to be glass? The top half is
15 going to be glass and then it's going to be
16 paneled on the bottom, the front door that you
17 have on the elevation?

18 MR. ABILAMA: That's one choice of
19 having the glass, but it could be solid too.

20 MS. NEMECEK: Okay. And is there
21 going to be like a storm door, screen door?

22 MR. ABILAMA: No.

23 MS. NEMECEK: Just that. So that's
24 not settled, the front door?

25 MR. ABILAMA: Not yet. We're working

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88

1 EASTCHESTER ARB - 6/4/15

2 on it.

3 ACTING CHAIRMAN MCINTYRE: Is that the
4 owner's choice?

5 MR. ABILAMA: Right.

6 ACTING CHAIRMAN MCINTYRE: Is this the
7 current owners live in the house?

8 MR. ABILAMA: No. It's a new owner,
9 new buyer who is trying to renovate the house.

10 ACTING CHAIRMAN MCINTYRE: When I
11 looked at that, it kind of almost looks like a
12 side door as opposed to a front door. That's
13 my initial reaction to that.

14 MS. NEMECEK: I just think it looks

15 too busy on the drawing with the glass, but, I
16 mean, you have to have some kind of glass on a
17 front door so.

18 MR. GARCIA-BOU: It looks like a storm
19 door.

20 MS. NEMECEK: Yes, that's why I asked.

21 MS. UHLE: Even if you just had the
22 three windows at the top.

23 ACTING CHAIRMAN MCINTYRE: If you
24 didn't really want to see who's at the front
25 door but you just wanted to look out, you

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89

1 EASTCHESTER ARB - 6/4/15

2 wouldn't be able to do that.

3 MS. NEMECEK: I think it looks nice
4 otherwise.

5 MR. ABILAMA: Thank you.

6 ACTING CHAIRMAN MCINTYRE: Again, I
7 guess whatever air conditioning is being
8 proposed it's sort of set inside behind the
9 walk area between the walk and the house; is
10 that right?

11 MR. ABILAMA: Right.

12 ACTING CHAIRMAN MCINTYRE: Is there --
13 there is no outside access to the basement;
14 right?

15 MR. ABILAMA: No.

16 ACTING CHAIRMAN MCINTYRE: And the

17 O60415ARB.txt
garage is new also; right?

18 MR. ABILAMA: The garage, no, it's not
19 part of the renovation. We're keeping the
20 existing garage.

21 ACTING CHAIRMAN MCINTYRE: So how is
22 that going to look with the proposed
23 improvement? Is there a picture of the
24 existing garage right now? Is that going to
25 be --

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90

1 EASTCHESTER ARB - 6/4/15

2 MR. ABILAMA: That's the rendering
3 here.

4 ACTING CHAIRMAN MCINTYRE: Well, in
5 the rendering it looks like it's brand new. I
6 just think that the new dwelling is going to
7 look bright and shiny and new and if the garage
8 doesn't follow suit, then --

9 MR. ABILAMA: You have a good point.
10 So we'll replace the vinyl with the
11 HardiePlank.

12 ACTING CHAIRMAN MCINTYRE: Okay. Any
13 other comments from the Board?

14 MS. NEMECEK: No.

15 MS. UHLE: So the two comments so far
16 were to consider a more solid front door with
17 less gas, and also you indicated you were going
18 to re-side the existing garage with the

19 Hardi ePl ank; the garage door you're saying?

20 ACTING CHAIRMAN MCINTYRE: Yes.

21 MS. UHLE: Just to clarify. Okay.

22 ACTING CHAIRMAN MCINTYRE: Is it a
23 relatively new garage door?

24 MR. ABILAMA: It's in good condition.

25 ACTING CHAIRMAN MCINTYRE: Just again

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91

1 EASTCHESTER ARB - 6/4/15

2 to follow protocol, I would like to make a
3 motion to open up Application 15-32 to a public
4 hearing. Do I have a second?

5 MR. GARCIA-BOU: Second.

6 ACTING CHAIRMAN MCINTYRE: All in
7 favor.

8 (All aye.)

9 ACTING CHAIRMAN MCINTYRE: Anybody
10 here like to speak on behalf of this
11 application?

12 (No comments.)

13 ACTING CHAIRMAN MCINTYRE: That being
14 the case, I would like to make a motion to
15 close Application 15-32 to the public hearing.
16 Second.

17 MR. GARCIA-BOU: Second.

18 ACTING CHAIRMAN MCINTYRE: All in
19 favor.

20 (All aye.)

21 ACTING CHAIRMAN MCINTYRE: The public
22 hearing is now closed. Thank you. That being
23 said, I would like to make a motion to move
24 Application 15-32 on to the Planning Board with
25 the sort of minimal comments that Margaret just

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92

1 EASTCHESTER ARB - 6/4/15
2 shared with you. So do I have a second?
3 MR. GARCIA-BOU: Second.
4 ACTING CHAIRMAN MCINTYRE: All in
5 favor.
6 (All aye.)
7 ACTING CHAIRMAN MCINTYRE: This
8 application is approved. Thank you very much.
9 MR. ABILAMA: Thank you.
10 ACTING CHAIRMAN MCINTYRE: Moving on,
11 our last Application of this evening,
12 Application 15-40, 102 Woodruff Avenue.
13 MR. IANNACITO: I actually have
14 revised drawings. I made some minor
15 modifications.
16 Good evening. My name is John
17 Iannacito. I'm an architect, and I'm
18 representing Marcasse Builders this evening,
19 the owners of the property. We are proposing
20 additions and alterations to the existing
21 single family residence located at 102 Woodruff
22 Avenue. The proposed scope of work will

23 include the partial removal of an existing
24 non-conforming porch at the front of the
25 existing residence, as required, to create a

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93

1 EASTCHESTER ARB - 6/4/15
2 new garage and driveway for parking down in the
3 basement. We are also proposing a second story
4 addition over the existing footprint, and the
5 second story addition will start 30 feet back
6 from the front property line, and then the
7 existing non-conforming portion of the building
8 at the front of the house will stay as a one
9 story area, and then we're also proposing a new
10 two story addition at the rear of the existing
11 residence and the construction of a small 6 by
12 10 deck in the side yard, which Margaret
13 pointed out needs to be a minimum 6 feet away
14 from the property line, and I will make that
15 modification before the Planning Board.

16 Here we have the existing floor plans
17 and the existing elevations. The existing
18 house is a one story structure and a portion of
19 the existing structure, approximately the front
20 one third of the structure, is non-conforming
21 with respect to the front setback requirement.

22 Here we have the proposed elevations.
23 This is the area where the existing
24 non-conforming porch will be removed to create

25 O60415ARB.txt
the new garage and driveway. This is the

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94

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1 EASTCHESTER ARB - 6/4/15
2 existing non-conforming front porch, which will
3 remain a one story space, and this roof here
4 will also occupy that existing non-conforming
5 area, which will also have the one story
6 section. Beyond that is the new second story
7 addition over the existing, and then a new two
8 story addition at the rear with the deck at the
9 side yard.

10 The exterior materials the wall
11 surfaces will be a stained cedar shingle in a
12 cottage gray finish, and that's represented
13 here and here in the color scheme. The stone
14 veneer will a Yonkers stone, which has a gray
15 and beige finish along the base at the front
16 here and then down around the garage doors.
17 The roof surfaces will be an asphalt shingle in
18 a (inaudible) black finish, which is
19 represented on the elevation there, and I have
20 a sample of it. The trim -- the windows will
21 be a vinyl clad in a white finish, the trim
22 boards will be painted AZEK in a white finish,
23 the gutters and liters will be aluminum in a
24 white finish, the railings at the deck will be
25 vinyl in a white finish, the front entrance

1 EASTCHESTER ARB - 6/4/15
2 door and the new garage door will be a stained
3 mahogany finish, and the retaining walls will
4 be a unlock system in a sierra finish, which
5 is this one here, which has similar colors to
6 the Yonkers stone.

7 I prepared a little sketch here
8 showing the massing of the house at the front.

9 ACTING CHAIRMAN MCINTYRE: You don't
10 have that in a 8 and a half by 11 or --

11 MR. IANNACITO: I don't, but I could
12 give you the board. It's a rough sketch, so
13 it's not so detailed.

14 ACTING CHAIRMAN MCINTYRE: We're not
15 going to grade you on your penmanship, at least
16 not yet.

17 MR. IANNACITO: So the idea is to have
18 the rakes in the front stick out about
19 18 inches and have that trim floating in there
20 at the two front gables.

21 ACTING CHAIRMAN MCINTYRE: I guess I
22 just feel that the proposed front elevation, if
23 I had to pick a favorite of front, back, side,
24 left side, right side, I think the front would
25 be I guess my least favorite purely because,

1 EASTCHESTER ARB - 6/4/15
2 you know, there's a lot of gables and
3 unfortunately --

4 MR. IANNACITO: There's only two
5 gables.

6 ACTING CHAIRMAN MCINTYRE: Well -- but
7 there is a lot of flat facade. There is really
8 only one window on the second floor, which is
9 in that bedroom. Again, I think what you're
10 doing with the gables, and I think it's much
11 easier to read in your little --

12 MS. NEMECEK: The 3D sketch.

13 ACTING CHAIRMAN MCINTYRE: -- on the
14 front elevations. I don't know. It's not like
15 you could put a window in that bathroom, right,
16 because it's right in that --

17 MR. IANNACITO: The bathroom ends
18 up --

19 (Indicating.)

20 ACTING CHAIRMAN MCINTYRE: Almost in
21 the top of that ridge.

22 MR. IANNACITO: Right. I think the
23 idea was to try to create the gable facing the
24 front of the house instead of having the flat
25 roof go up in the front. It's a very narrow

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2 lot, and with the restrictions of the zoning
3 setbacks to try to avoid all of the variances
4 that would be required if we wanted to bring
5 more elevations forward, you know, I thought
6 that having a roof here creating a one story
7 space and then just a gable over the entrance
8 made the most sense here. We did look at
9 schemes where the roof went back and then
10 dropped back towards the rear of the house and
11 then just had a shed dormer in the front. If
12 you look at some of the pictures that I
13 submitted, some of the houses across the street
14 have that same exact type of set up. We were
15 trying to move away from that. We wanted to
16 keep a cottage -- more of a craftsman style
17 house from the street.

18 ACTING CHAIRMAN MCINTYRE: I just
19 think that the sort of elevation follows the
20 plan and everything needs to have some degree
21 of symmetry and alignment, and I see the
22 challenge of trying to put something in where
23 you really can't put it in.

24 MS. NEMECEK: I'm going to ask my
25 question of the evening: Do you have lighting

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98

1 EASTCHESTER ARB - 6/4/15

2 for this?

3 MR. IANNACITO: I didn't show it on
Page 91

4 here, but I can put it on for the Planning
5 Board. We're probably going to have a light
6 fixture on either side of this door.

7 MS. NEMECEK: Okay.

8 MR. IANNACITO: We'll have a fixture
9 above the garage here, fixtures on either side
10 of the door at the rear, and then a fixture
11 here at this door off the deck.

12 MS. NEMECEK: I like it.

13 MR. GARCIA-BOU: What part of the
14 house are you keeping?

15 MR. IANNACITO: It really -- if we
16 look at the proposed floor plan, I believe it's
17 on there. It's really just the basement
18 portion here that we're going to keep. The
19 first floor the exterior walls here, this
20 square right here we'll maintain, and then we
21 are taking off this front porch here and we
22 will keep a portion of that existing front
23 porch there. Everything from this line back is
24 100 percent new.

25 MR. GARCIA-BOU: The thing that's

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99

1 EASTCHESTER ARB - 6/4/15
2 throwing me off is the photograph, the left
3 photograph here. This photograph in relation
4 to this here it was throwing me off. Now that
5 you explained it to me --

6 MR. IANNACITO: We're pretty much --
7 yeah, the whole roof is coming off, and we're
8 going to just keep part of the exterior walls.
9 ACTING CHAIRMAN MCINTYRE: On the
10 entry door and the garage door, that's stained
11 mahogany?
12 MR. IANNACITO: Stained mahogany, yes.
13 ACTING CHAIRMAN MCINTYRE: It's not
14 like a sort of stained plywood?
15 MR. IANNACITO: Well, we've used this
16 same color scheme on other houses, and the same
17 builder has used the mahogany in all
18 situations. I'm assuming he's using the same
19 thing here. It will be spec'd out as a
20 mahogany door.
21 ACTING CHAIRMAN MCINTYRE: Right.
22 MR. LUCA: The shake is a pre-finished
23 material?
24 MR. IANNACITO: Yes. It's pre-stained
25 cedar shake.

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100

1 EASTCHESTER ARB - 6/4/15
2 MR. LUCA: What's the exposure?
3 MR. IANNACITO: Probably have like --
4 8 inches probably.
5 ACTING CHAIRMAN MCINTYRE: Again,
6 you're a tight lot; in terms of the air
7 conditioning equipment, where is that going to

8 sit?

9 MR. IANNACITO: I think the only
10 location -- it's probably going to wind up
11 going in the back corner here of the back yard
12 tight to the house, because this is going to be
13 access to this little deck here to get inside
14 the kitchen area, so I don't think we're going
15 to want to have it along the side here. I'll
16 show that on the plan for the Planning Board.

17 ACTING CHAIRMAN MCINTYRE: So that
18 pretty large tree that's indicated in one of
19 your site photographs, that --

20 MR. IANNACITO: The one where the
21 driveway is going? Yes, that's coming down.

22 MS. UHLE: I actually had a neighbor
23 call and ask that they hoped that they would
24 take that tree down, because they're concerned
25 about the proximity to even their house.

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101

1 EASTCHESTER ARB - 6/4/15

2 ACTING CHAIRMAN MCINTYRE: What about
3 the one on the right side?

4 MR. IANNACITO: The one that's here.
5 We'll try to keep that one that's here. The
6 lot kind of from the street level you step up,
7 it slopes up, and then it slopes back down
8 towards the back, so there is something
9 happening right there at the front where it's

10 built up. When you're standing in the street
11 and the excavation for the driveway is going to
12 bring us down pretty close to street level, so
13 we don't think we're going to have to go down
14 too far. I'm having a survey done with better
15 spot elevations to --

16 ACTING CHAIRMAN MCINTYRE: It looks
17 like it's up probably 21 inches or something;
18 right? From the street it looks like it's up
19 three risers, and you figure they're like 7
20 inches a piece.

21 MR. IANNACITO: But then as you walk
22 down there are more steps at the curb. There's
23 steps here also. This slopes down and there
24 are more steps here also.

25 ACTING CHAIRMAN MCINTYRE: Your

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102

1 EASTCHESTER ARB - 6/4/15
2 question earlier was: What aspects of the
3 existing structure are you keeping?

4 MR. GARCIA-BOU: Right.

5 ACTING CHAIRMAN MCINTYRE: What was
6 that answer?

7 MR. IANNACITO: We're keeping the
8 entire footprint in the basement level.

9 MR. GARCIA-BOU: Just the basement
10 level.

11 ACTING CHAIRMAN MCINTYRE: The
Page 95

12 footprint.

13 MR. IANNACITO: The footprint.

14 ACTING CHAIRMAN MCINTYRE: Not the
15 foundation?

16 MR. IANNACITO: The entire foundation
17 of the existing house is going to remain.

18 MR. LUCA: First floor framing is
19 going?

20 MR. IANNACITO: The first floor
21 framing of the outside perimeter walls will be
22 maintained.

23 MR. LUCA: 2 by 4 construction?

24 MR. IANNACITO: Yes. R-13 insulation
25 on the work there. It's probably stronger than

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103

1 EASTCHESTER ARB - 6/4/15

2 any wood we buy today.

3 ACTING CHAIRMAN MCINTYRE: So just the
4 topography of where the street level is, right,
5 I guess that's 50 right now, but it probably to
6 where the first floor of the house is right now
7 is probably -- let's say it's another 3 feet,
8 so let's say it's 53; so that's your first
9 floor, that's your ground floor right now;
10 right?

11 MR. IANNACITO: Well, it's 53.

12 ACTING CHAIRMAN MCINTYRE: Right. So
13 now we're --

14 MR. LUCA: Do you want to know how
15 steep the driveway is?

16 ACTING CHAIRMAN MCINTYRE: Yes. We're
17 excavating down to create this new sort of
18 sub-grade driveway.

19 MR. IANNACITO: Yes.

20 ACTING CHAIRMAN MCINTYRE: You know,
21 you're losing half the width of the house
22 foundation right there; right?

23 MR. IANNACITO: Well, only in this --
24 what happens is there is a double foundation.
25 You have one foundation right here and a

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104

1 EASTCHESTER ARB - 6/4/15
2 foundation wall here where the porch is. We're
3 only removing the area where the porch is.
4 This is the square of the main enclosed
5 basement. This area was an open porch at one
6 time, which was enclosed.

7 MR. LUCA: Where is the actual garage
8 though?

9 MR. IANNACITO: The garage -- where
10 we're putting it now? The door is at the back
11 end.

12 MR. LUCA: So the front foundation
13 wall is going to get the garage door?

14 MR. IANNACITO: Only under that
15 existing porch, and then we're going to cut a

16 hole -- it's basically one foundation wall in
17 front of another.

18 MR. LUCA: It's a poured foundation
19 wall?

20 MR. IANNACITO: It's all rubble
21 foundation.

22 ACTING CHAIRMAN MCINTYRE: Well, I got
23 you, but that's my point, you're not going to
24 end up having to pour a whole new foundation;
25 how practical is that?

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105

1 EASTCHESTER ARB - 6/4/15

2 MR. IANNACITO: It's a pretty good
3 sized foundation. It's about 24 to 36 inches
4 thick. We looked at this foundation. It's a
5 very good foundation. It's not going to have
6 any issues.

7 MS. UHLE: Just from any perspective
8 it doesn't matter -- we tend to call it
9 whatever the applicant calls it, but if they
10 were to call it new construction, it doesn't
11 make any difference with regard to the review
12 or --

13 ACTING CHAIRMAN MCINTYRE: Just from
14 a --

15 MS. UHLE: From a building
16 perspective.

17 ACTING CHAIRMAN MCINTYRE: From a
Page 98

18 logistical standpoint and just an understanding
19 how you're doing this.

20 MR. IANNACITO: Our intention is to
21 leave this square right here as is except for
22 the owning opening right here where the garage
23 door is going.

24 MR. GARCIA-BOU: That's where that big
25 tree is.

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106

1 EASTCHESTER ARB - 6/4/15

2 MR. IANNACITO: The big tree is like
3 right here.

4 (Indicating.)

5 ACTING CHAIRMAN MCINTYRE: And the
6 grade of the existing basement is sufficient to
7 be the grade for the garage when you pull in or
8 do you have to excavate?

9 MR. IANNACITO: As far as the height?

10 ACTING CHAIRMAN MCINTYRE: Yes.

11 MR. IANNACITO: Well, we have to
12 excavate in front here.

13 ACTING CHAIRMAN MCINTYRE: What about
14 when you go into the garage?

15 MR. IANNACITO: There should be enough
16 height there. We have enough height in the
17 basement.

18 MR. LUCA: No underpinning?

19 MR. IANNACITO: I'm sorry.

20 MR. LUCA: No underpinning?
21 MR. IANNACITO: Underpinning here. We
22 may have to pour a new footing right here at
23 the base of the driveway just where the opening
24 is. When we get the driveway down there, we're
25 not going to below the frost. So we'll have to

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107

1 EASTCHESTER ARB - 6/4/15
2 dig right there where the door is, but then
3 we'll have retaining walls on the two sides,
4 and everything else will remain the same.
5 ACTING CHAIRMAN MCINTYRE: So the
6 height --
7 MR. IANNACITO: The basement height is
8 plenty of height for a car, and then also
9 there's a mudroom here, a staircase. It's a
10 full 7 and a half foot ceiling in the basement
11 right now.
12 ACTING CHAIRMAN MCINTYRE: Okay. One
13 last time. Let me make a motion to open
14 Application 15-40 to the public. Do I have a
15 second?
16 MR. GARCIA-BOU: Second.
17 ACTING CHAIRMAN MCINTYRE: All in
18 favor.
19 (All aye.)
20 ACTING CHAIRMAN MCINTYRE: The public
21 hearing is open.

22 (No comments.)
23 ACTING CHAIRMAN MCINTYRE: Seeing
24 nobody is here to speak on behalf of this, I
25 would like to make a motion to close

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108

1 EASTCHESTER ARB - 6/4/15
2 Application 15-40 to the public. Do I have a
3 second?
4 MR. GARCIA-BOU: Second.
5 ACTING CHAIRMAN MCINTYRE: All in
6 favor.
7 (All aye.)
8 ACTING CHAIRMAN MCINTYRE: The public
9 hearing is closed on this application.
10 Any other sort of closing comments?
11 Carlos?
12 MR. GARCIA-BOU: No.
13 ACTING CHAIRMAN MCINTYRE: I would
14 like to make a motion then to pass this
15 application along, Application 15-40, on to the
16 Planning Board with --
17 MS. UHLE: To show the proposed
18 lighting fixtures and to show the location of
19 the AC units.
20 ACTING CHAIRMAN MCINTYRE: Right. Do
21 I have a second?
22 MR. GARCIA-BOU: Second.
23 ACTING CHAIRMAN MCINTYRE: All in
Page 101

24 favor.

25 (All aye.)

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109

1 EASTCHESTER ARB - 6/4/15

2 ACTING CHAIRMAN MCINTYRE: This

3 application is approved. Thank you.

4 MR. IANNACITO: Thank you.

5 ACTING CHAIRMAN MCINTYRE: The final
6 item on our agenda this evening is review and
7 approval of the meeting minutes.

8 MS. UHLE: Actually, you can only do
9 February 5th.

10 ACTING CHAIRMAN MCINTYRE: Do we have
11 February 5th?

12 MS. UHLE: Yes. You were given them
13 previously. March, Laura needs to be here, and
14 she also needs to be here for the May minutes.

15 ACTING CHAIRMAN MCINTYRE: Jennifer,
16 Carlos, but I wasn't here.

17 MS. UHLE: In March and May. The
18 three of you will only be able to vote on the
19 February 5th minutes, and then the March and
20 May ones Laura needs to be here to make three
21 people.

22 ACTING CHAIRMAN MCINTYRE: I don't see
23 three people on any of these; three that are
24 here tonight.

25 MS. UHLE: I have that you, Carlos,
Page 102

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110

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EASTCHESTER ARB - 6/4/15

and Jennifer were at the February 5th meeting.

MS. NEMECEK: I don't have February 5th. I only have these three.

MS. UHLE: That's because you were probably given them previously.

ACTING CHAIRMAN MCINTYRE: Neither do I. If we were given them previously, then that could very well be the case and I don't have them on me.

MS. UHLE: Since they're from February, they might have been included in the March. That's okay, we can wait until September, and I'll make sure. If guys don't think you have the February minutes, we'll make sure you get copies of those.

ACTING CHAIRMAN MCINTYRE: Yes. I don't want to just sort of make a motion to approve those without having them.

MS. UHLE: Sure. That's fine. I have in my notes to make sure everyone gets copies of the February minutes, along with the minutes from this meeting, and then when you come back in September you can just clear them all out.

ACTING CHAIRMAN MCINTYRE: That being

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1 EASTCHESTER ARB - 6/4/15
2 said, I would like to make a motion that we
3 close the ARB meeting of June 11th. Do I have
4 a second?
5 MR. GARCIA-BOU: Second.
6 ACTING CHAIRMAN MCINTYRE: All in
7 favor.
8 (All aye.)
9 ACTING CHAIRMAN MCINTYRE: I would
10 like to wish everybody a happy summer and we'll
11 see you all back here and bushy tailed back in
12 September.
13 MS. UHLE: Yes.
14 ACTING CHAIRMAN MCINTYRE: Thank you.
15 MS. UHLE: Thank you.
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17 (MEETING ADJOURNED.)
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C E R T I F I C A T I O N

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

I, DI NA M. MORGAN, Court Reporter and
Notary Public within and for the County of
Westchester, State of New York, do hereby
certi fy:

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 24th day of June, 2015.

DI NA M. MORGAN
Court Reporter

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