

## MINUTES

December 6, 2010

**TO: Board of Architectural Review**

**FROM: John Winter, Building Inspector**

**Minutes of the Board of Architectural Review meeting held on Tuesday November 30, 2010 at 7:30 p.m. in the Courtroom located in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, New York 10543**

**Present:**

**Carl Finer (CF)  
Larry Gutterman (LG)  
Doo Ho Lee (DHL)  
Frank Young (FY)  
Len Violi (LV)**

**Christie Derrico, the Village Attorney was also in attendance**

**Carl Finer motioned Executive Session from 8 pm – 8:10 pm**

**Len Violi arrived at 8:30 pm**

**OLD BUSINESS:**

- 1. 700 (555) SOUTH BARRY AVENUE – 3 NEW BUILDINGS  
MAMARONECK BEACH & YACHT CLUB  
APPLICANT: GREG D'ANGELIS – ARCHITECT  
LISA ROSENSHEIN – OWNER  
ERIC GORDON – ATTORNEY FOR CLUB**

**CF stated there was not a full board, applicant can come back when all five members are present**

**GD would like to present even though not a full Board**

**Real cedar shingle siding, Timberline style brownish roof, white/off white/beige trim, white windows**

**Complete listing of materials and trim submitted by GD (attached)**

**Beach Seasonal Residence Building**

**Board feels the rear staircases seem monolithic, clunky, large mass of wall, needs some articulation**

**CF motioned Executive Session from 8:40 pm – 8:55 pm**

**Great Lawn Seasonal Residence Building**

**Board feels building looks apartment like, maybe raise roof peak, needs more proportion and detail, lacks character achieved in Beach Seasonal Building**

**GD maybe an off center tower**

**CD height of this building has been determined by Planning Board and neighbors concerns**

**CF motioned Executive Session from 9:10 pm – 9:20 pm**

**Yacht Club Building**

**Board likes this building**

**CF motioned the Beach Building will be reheard at next meeting for the stair towers concerning the massing and lack of detail**

**The Yacht Club/Dockmaster building is approved as submitted**

**The Great Lawn Building needs more character, whimsy, bring roof down lower in elevation, there's a lot of mass, needs to feel like individual units, break up mass, needs more character, there's room for more imagination**

**LV suggested a special meeting next week with the consent of owner**

**LR stated the design has been straight jacketed by Planning Board and the neighbors**

**FY there's always different ways to accomplish**

**GD maybe wraparound windows, different shaped porches, change roofs**

**DHL needs some breaks, upper elevation is rigid**

**CF Sweetwater Condo on Stanley Avenue is a good example**

**CF motioned Executive Session from 9:40 pm – 9:45 pm**

**DHL seconded CF motion**

**FY yes**

**LG yes**

**LV yes**

**Passed 5-0**

**EG and LR agreed to special meeting on December 7, 2010**

**9:50 pm meeting adjourned**

**Applicants must place a notification sign on the property and return a Proof of Service Affidavit to the Building Department prior to the meeting or the application will not be heard by the Board at this meeting**

**Applicants must bring photographs of the subject premises and adjacent properties to the Building Department at the time of submission. If not received, your application will not be heard by the Board at this meeting.**

**Please inform the Building Department 48 hours prior to the meeting if you are unable to be in attendance.**

**NOTE: Any application that must return to the next meeting must be submitted to the Building Department no later than December 6th, 2010 to be placed on the next agenda.**

**NEXT BAR MEETING IS THURSDAY DECEMBER 16TH, 2010**

**A SPECIAL MEETING WILL BE HELD DECEMBER 7, 2010  
FOR MAMARONECK BEACH & YACHT CLUB**

**JW:br**

**cc: Board Members  
Applicants**