

**MNUTES**

**December 20, 2010**

**TO: Board of Architectural Review**

**FROM: John Winter, Building Inspector**

**Minutes of the Board of Architectural Review meeting held on Thursday December 16, 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)  
Doo Ho Lee (DHL)  
Frank Young (FY)  
Len Violi (LV)  
Larry Gutterman (LG)**

**NOTE: Old Business #2 will be heard after all other applicants at approximately 8:30 p.m.**

**OLD BUSINESS:**

- 1. 242 MAMARONECK AVENUE – SCREENING FOR DUNNAGE  
APPLICANT: ERIC ROMANYSZYN – JRS ARCHITECTS  
Vinyl fence 4' in height, dunnage will be below fence  
Approved as submitted  
Motion CF  
Second DHL  
Passed 5-0**

**NEW BUSINESS:**

- 1. 407 CHESTNUT AVENUE – DORMERS & BASEMENT WINDOWS  
APPLICANT: CHRISTINE BRODA – ARCHITECT  
Siding will match existing, new double hung windows will be similar to current windows  
Approved as submitted  
Motion CF  
Second LV  
Passed 5-0**
- 2. 746 THE PARKWAY – INGROUND POOL  
APPLICANT: JENNIFER COHEN – OWNER  
GARY NURNBERGER – ARCHITECT**

**Kathy Savolt, 727 Shore Acres Drive, and Lois Fenton, 721 Shore Acres Drive both spoke saying the Cohen's have cut down trees, affecting their views and amount of sunlight. They are also concerned with mitigation and want to be sure the work and plantings will be done as stated.**

**CF closed public comments**

**DHL stated he does not have a problem with the pool**

**CF asked Mrs. Cohen if the pool equipment will be shielded by plantings and fencing, Mrs. Cohen said yes it will.**

**Adjourned to next meeting – Board needs to see landscaping and fence on drawing as well as a sample of the fence**

**3. 1010 GREACIAN POINT ROAD – NEW HOUSE  
APPLICANT: VINCENT FAZIO – ARCHITECT  
MR. WEINSTEIN – OWNER**

**Mr. and Mrs. Banister/Viuker, 1014 Greacen Point Road are concerned with the building plan/footprint expansion and drainage issues. The land has a slight tilt, is currently a concrete putting green.**

**CF stated drainage issue are beyond the Board's scope, asked if there were any aesthetic issues. The Board advised the Viuker's to speak to the Building Inspector regarding drainage issues.**

**The finishes are indicated on the drawings. Hardy plank and stone samples were presented. Grayer stone will be used, not beige.**

**Approved as submitted**

**Motion DHL**

**Second CF**

**Passed 5-0**

**4. 20 SOPHIA STREET – NEW HOUSE  
APPLICANT: MICHAEL BORDES – OWNER/CONTRACTOR**

**Adjourned to next meeting – Board must see photos of neighboring houses and material samples of all exterior finishes**

**5. 740 THE PARKWAY – ENCLOSE ENTRY  
APPLICANT: MICHELLE LEE – ARCHITECT**

**DHL recused himself as the architect is his wife**

**Finishing materials will match existing**

**Approved as submitted**

**Motion LG**

**Second CF**

**Passed 4-0**

**DHL returned**

**Recess called until 8:30**

**Kathy Zalantis, interim Village Attorney in attendance for the presentation of Mamaroneck Beach & Yacht Club**

**Greg D'Angelis – architect  
Lisa Rosenshein – owner  
Eric Gordon – attorney**

**Discussion began regarding Great Lawn Building**

**GD stated changes from last meeting include the roof lines have been brought down, more consistency, gambrel roof goes length of building, lattice work, breakaway along the lower front**

**DHL stated the side elevations are much improved**

**CF stated the massing is improved**

**CF asked if there are any public comments – none**

**CF motioned to close the public hearing, seconded by LV**

**Approved as submitted**

**Motion CF**

**Second LG**

**Passed 5-0**

**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 24, 2010 to be placed on the next agenda.**

**NEXT BAR MEETING IS TUESDAY JANUARY 4, 2011**

**JW:br**

**cc: Board Members  
Applicants**