

MINUTES

December 9, 2010

TO: Board of Architectural Review

FROM: John Winter, Building Inspector

Minutes of the Board of Architectural Review meeting held on Tuesday December 7, 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)**

Also in attendance – Steven Kass, Esq., Mrs. Cindy Golub, Daniel Natchez, Christie Derrico, Village Attorney

OLD BUSINESS:

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

Meeting began at 7:37 p.m. GD was about to present the Beach Seasonal Building when Mr. Kass stated that he wasn't aware of last week's (Nov. 30) meeting and didn't think the meeting was properly noticed.

EG to SK the meeting was properly noticed

LG would rather table meeting due to possible legal issue

LV called CD

7:51 p.m. I stopped meeting until CD arrived

7:57 p.m. CD arrived, meeting resumed

SK stated at the Nov. 18 meeting the next meeting was scheduled for Dec. 7 not Nov. 30

CD stated she checked the Village website, the notice was there

SK must go through proper notice

CD notice was put on internet and date of meeting was discussed at end of last meeting of Nov. 18. To SK, what are you looking for, your office is aware of the Village website

SK wants to go through last meeting

EG doesn't think it's appropriate to go through the last meeting

LV should we re-vote from last time or reject vote?

CD are you telling me the neighbors are amenable to the Yacht Club Building?

SK would like to see it

LV should we re-vote from last week?

CD there are 3 potential votes, Yacht/Master Building to be discussed again, Beach Building vote again, Great Lawn Building no decision last time

SK not looking to trip up anyone else, would like to see Yacht Club Building again

GD began re-presentation of Yacht Club Building

cedar shingle and Timberline roof

EG suggested Mr. Natchez move back from easel

DN I can't see, where should I go

SK what's underneath the building

GD storage

SK storage lockers

GD no, just open storage

SK is material same as Beach Seasonal Building, it looks different

GD same palette

DN how is it different from the other buildings

GD same

SK no problem

LG motioned to approve Yacht Club Building as submitted

FY second

Passed 5-0

GD began presentation of Beach Seasonal Building

Changes made from Board's comments at last meeting include closed open railings on rear, more typical style detailing, more linear, more private to neighbors, trellis below ornamental lattice panels, elevator bulkhead is more recessed

SK I apologize for others who can't be here, can building be broken up as discussed at last meeting, it would be better if it was 2 buildings, it's very long, take a few units off if necessary, you don't have to be bound by 23 units, the walkways are still quite open, very visible, will be looking at Mrs. Golub's property, can roof be brought down for more privacy

GD most people will be there when the trees are in full bloom, the trees are very dense

SK the only large trees are on the Golub's property, won't be effective screening

EG yes it will

GD presented pics. of the trees

SK with respect, the Golub's trees aren't the healthiest

Cindy Golub trees fall in storms, not robust

GD the Club will infill the trees

SK it will take 20-25 years, the third floor will be visible even with improvements, the lights will be on 8 months out of the year, can roof be brought down

GD we have to maintain head height, there are 4 units on 3rd floor

EG Planning Board did address height

SK I'm asking for roofline to be brought down, there are good architects here

GD put panels in but can't totally enclose, fire code issue, made railings solid

DHL how much exposure

GD 4' 6"

CF how many trees will be planted

GD don't remember exact number, full landscaping plan has been seen by Susan Oakley

SK 10-15 foot trees 10-15 years before trees are proper screening, any way to deal with we'd like 2 buildings, maybe less units

DHL walkways are proportioned properly

SK there must be some other way to break it up

CG (looking at picture on wall), it's beautiful, this building doesn't keep with our Village waterfront, it's commercial although better than last time, massive commercial building doesn't keep with other buildings on property, what about future development

CD to Board don't feel any pressure due to stipulation, feel free to make any comments

DN which is the most recent plan, lowest level what is this space

GD parking

DN won't be this color will be different will be dark, are the beachside storage lockers FEMA compliant

GD yes, have spoken to Building Dept.

CF not relevant

DN if not lockers what will it be

LG when the agenda is prepared the Building Dept. is aware of code compliance, this Board doesn't vote on that

DN there's a difference between site plan compliance and building code compliance, if Building Dept. determines the lockers are not code compliant how will the area be finished

FY we're here to judge the design that is in front of us

CD to Board if the plan changes it comes back to you, you are not authorizing internal changes to the space

GD Building Inspector feels lockers are feasible

SK I didn't hear ruling from CD regarding code compliance

CF that's not the issue we vote on what's in front of us

LG the architect has stamped the drawings

DN if not code compliant will it come back to you

LG any application not code compliant won't receive permit this is an aesthetic issue

SK 80-100 feet from water a 3 story building is unwelcome, doesn't that trouble you aesthetically

CF it's appropriate in terms

SK solid wall of lockers

DHL it's a functional piece, no aesthetic issues

LG it's often seen at beach clubs

SK I'm not aware of other clubs having 10 foot lockers so close to the beach

GD the large lawn area in front of cabanas keeps within region, I think it's a nice building

SK what colors

GD cedar shingles white vs. red, on Manager's House we used red cedar, we'd like to leave the option open, drawing represents a few years later, painted wood along bottom

FY what colors

GD pretty much match existing off white/taupe

FY would like to actually see the colors

GD presented samples

CF you need to be specific about the bleaching oil

GD Cabot's makes the oil, see Manager's House red cedar with bleaching oil, proposing to match that

FY go back to elevator/stair cover

GD changes made from last meeting, gable to hip roof, base of first living floor flared at ends, lattice below, 2 openings not 3

DN it will be dark, instead of painted wood on front under FEMA you can have thin architectural design, makes bottom stand out in approach to light

GD we're uncomfortable laying shingles

CF the Board feels painted wood is aesthetically pleasant

LG I agree

FY I like the lattice, do something with the 2 windows, why do they have to be there

SK I agree, reviewed interior stairwell and elevator plans

CF how does Board feel about revised stair tower

FY hip roof and lattice improved, needs a more residential look, more articulation, lattice and trim

LV trees will break it up

DHL where the windows are could be solid

CF, LG and FY agree

LG it's a huge improvement, miles ahead of where we were

FY maybe center lattice

DHL express landings, does it have merit

SK anything that emphasizes highly visible third floor, windows do that, stairs will be lit, third floor windows not recessed

CF let's see the Great Lawn Building

GD we used a different approach that the long building, used shingles to make porches seem like more of building, wrapped shingles around buildings, more open on top, more detail between windows, changed doors

DHL show previous iteration for audience

GD showed previous drawings

SK dimensions?

GD 110 – 120'

CF 114.6

SK I think it's improved, want to see 4 elevations on Beach Building, would any techniques improve stair towers on Beach Building

GD it's not an obtrusive structure, we're trying to find the balance between existing buildings and new buildings

SK can any refinements break up stair tower

GD I don't think it's appropriate on the stair tower

SK mass of upper level of stair tower is concerning

LG design wants to do more but can't

GD we are hampered by Planning Board and square footage, if it became an A zone still parking area but building may be brought down

SK maybe FEMA zoned in a year

GD then we'll come back

CD The Board of Trustees has not supported a map revision from greater to lesser in the past

DN there have been revisions

Back to Beach Building

GD elevation facing marina stretched roof, stair tower extends 6 ½'

SK would you see second half of building

GD yes, in distance

9:18 p.m. – 9:22 p.m. CF motioned Executive Session for on-going litigation LV seconded

FY regarding Great Lawn Building there's very little breakup it looks like an apartment building, it sucks, there are better ways, drop down the roof

SK no other comments

CF motioned to close public comments LG seconded Passed 5-0

Regarding Great Lawn Building

CF you've made strides but not happy with overall design, it's not successful, I can't be more specific, Len what do you think

LV is it the best building at that locations, no, project has a lot of restraints has been nickel and dimes, following the guidelines in the code I don't think it's the best, I'm in a position to approve, it's a disservice to the system, the residents and applicant, it's not the optimal design, it's like trying to solve Pi, applicant needs concrete guidelines

LG I agree with Len, there could be other ways to improve the façade, there's been big improvement although constrained, moves are starting to come out but not fully formed, would like project to come back

FY I agree with Larry and agree with Len to make it happen but building should be rethought from the ground up, building is not appropriate for space

DHL I agree with most of the comments, it's better but not addressing massing and location, it's very box like

Regarding the Beach Seasonal Building

DHL you've made great improvement, it's approvable the way it is

CF Motion to approve Beach Seasonal Building
LV second
LG yes
DHL yes
FY not ok with staircase
Passed 4-0

Regarding Great Lawn Building

CF motion to reopen public comments seconded by LG

GD building is screened, would like more specific comments

CF design is constricted, moves not substantial

EG we've been required to bring roof lines down

CF dissimilar enough not to approve

GD open to brainstorming, have moved units from building

EG going to call client, request recess

LV last vote on beach residence did not supplement last vote

9:40 p.m. recess began

9:50 p.m. SK what's going on

CF giving EG time to talk to his client

CF to CD how long do we wait

CD went to get EG

9:52 p.m. recess over

GD I need more specific suggestions and feedback, where would you take it

EG we can't move without more definitive feedback, there are too many restrictions from other boards and agencies

DHL can you get rid of some units

GD no

LG raise rooflines, reduce mass

GD building height is 34' 4" zoning allows 40' Planning Board did not want higher

FY are you restricted in square footage on floor plan

GD restricted to each unit

FY you've made a shoe box

GD we're restricted along Otter Creek, DEC regulated, Fire Dept. access

FY stagger footprint so it's not box like, more on lawn you're creating an apartment building, looks like the Avalon on Mamaroneck Avenue

GD I don't know how much we can move

CF go in opposite direction do a contemporary structure the horizontal roof on top, can it be brought down to second floor windows

FY can you add dormers on top wrap it like a Key West house porch makes it horizontal

DHL it's a hodge podge elevations are radically different

FY make a 3D model

DN the units can be smaller varied differentiate roof lines

GD my client won't reduce number or size of units can something else be done to get approval

FY we've given suggestions

CF there are appropriate changes possible

FY we're trying to get to approval

EG the general shape of the building is not going to change

GD it's a different style than the Beach Building

EG it's been a 6 year process, my client is frustrated

SK the project came to Planning Board and Harbor Coastal with this number of units they're not going to change this time

CD suggested EG call his client, everyone has worked very hard it would be a travesty to throw it away

10:15 p.m. recess for EG to call his client

DN Mr. Chairman, you've made determination on Yacht and Beach Buildings it's open to you to provide more time or vote

CF yes

10:22 p.m.

CD went to get EG

10:29 p.m.

CD went to get EG again

10:38 p.m.

EG returned

GD the Board has made comments and recommends coming back next week

CF you have the option of us voting or you coming back next week at approximately 8:30 p.m.

CD to EG do you stipulate you'll return next week

EG yes

CD it's on record SK and DN are aware the next meeting will be Thurs. Dec. 16

LG motioned to adjourn

CF second

10:41 p.m. 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

JW:br

cc: Board Members

Applicants