

MINUTES

November 22, 2011

TO: Board of Architectural Review

FROM: Robert Melillo, Building Inspector

Minutes of the Board of Architectural Review meeting held on Thursday, November 17, 2011 at 7:30 p.m. in the Courtroom located in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, New York 10543

Present:

Carl Finer (CF)
Len Violi (LV)
Frank Young (FY) via speakerphone
Doo Ho Lee (excused)
Larry Gutterman (excused)

Frank Young had said he would be at the meeting. When he hadn't arrived by 7:45 p.m. CF called him. He was in the city but is available by speakerphone. The drawings had previously been e-mailed to him. Applicants were ok with this arrangement as otherwise the meeting would have to be cancelled.

OLD BUSINESS:

- 1. 608 MAMARONECK AVENUE – STOREFRONT**
APPLICANT: JOE CHERMELE - ENGINEER
JOHN MAMMANA – OWNER

White clapboard, fascia painted white, repaint foundation white to match siding, step enclosure same stone veneer (dark gray), stainless steel railing, The window can't be centered due to columns

Meeting opened to public comments – no comments
Approved as submitted
Motion LV
Second CF
Passed 3-0

- 2. 505 ALDA ROAD – 2ND FLOOR ADDITION & RENOVATIONS**
APPLICANT: ANDREAS BENZING – ARCHITECT

A letter from Mr. and Mrs. Mann of 519 Alda Road was read as they couldn't be at the meeting.

LV commented that substantial improvement has been made. As there were several members in the audience, the meeting was opened to public comment.

Katherine Ryan (KR) of 540 The Parkway commended the Board for spotting the three inch pipes, she hopes the Board keeps in mind the nature of Shore Acres, it's a traditional neighborhood, changes might affect the value of homes.

Leon Kalousdian (LK) of 522 The Parkway, it's not decorative, not easy to look at, sraight slab, put a tree on other side of driveway

AB due to the high heat in the summer a tree would be a great idea

LV will recommend a tree and gray garage door

KR is roof flat?

AB no it slants up

Natalie Kalousdian (NK) what is the height elevation of garage side?

LV explaining pic, it's not that massive, only two stories

AB 22' 6" garage height side, overall 31'

LK property is high

LV it will be the most energy efficient house in Mamaroneck

AB it will be 50% more efficient than the energy code

NK it would be nice if it could be cozier and fit in the neighborhood better

LK why don't the second floor windows line up

AB it's due to the location of the rooms

It was discussed between the Board and myself as to how many votes are needed to disapprove a project.

I remember a year or so ago a project being approved by not having three nay votes.

Motion made by LV to approve with proviso the garage door will be gray or wood color and if feasible put evergreen on the left side of the driveway

CF nay

FY nay, it's made progress but needs more work

Approved by default

I verified whether this approval was valid with the Village Attorney. It is not valid.

A nay vote by the majority of the present Board members is a denial. The previous project I was thinking of was a 2-2 vote. It was approved as there wasn't a majority nay vote.

NEW BUSINESS:

No new business

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 5, 2011 to be placed on the next agenda.

NEXT BAR MEETING IS THURSDAY DECEMBER 15, 2011

RM:br

cc: Board Members

Applicants