

MINUTES

May 6, 2011

TO: Board of Architectural Review

FROM: John Winter, Building Inspector

Minutes of the Board of Architectural Review meeting held on Tuesday May 3, 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)
Larry Gutterman (LG)
Len Violi (LV)
Doo Ho Lee excused
Frank Young excused

NOTE: The meeting started at 8 p.m. as there was an arraignment being conducted in the Courtroom

OLD BUSINESS:

- 1. 312 WAGNER AVENUE – ADDITION AND FRONT PORCH**
APPLICANT: BRIAN MURPHY – OWNER
NOTE FROM BUILDING INSPECTOR: NEEDS ZONING TABLE AND SITE PLAN AND WILL NEED ZONING VARIANCES
Adjourned from last meeting – Board must see finishes siding – "wicker" exterior, roof – charcoal timberline, shutters – black raised panel
Approved as submitted aesthetically, needs Zoning Board approval
Motion CF
Second LV
Passed 3-0

- 2. 675 MAMARONECK AVENUE – FAÇADE SIGN**
APPLICANT: CHRISTOPHER AND RICK LAMB – OWNERS
Adjourned from last meeting – sign under designed
White background, blue lettering, 2" brown border
CF – adequate although not inspired
Approved as submitted
Motion CF
Second LG
Passed 3-0

- 3. 599 EAST BOSTON POST ROAD – FAÇADE SIGN**
APPLICANT: NICHOLAS KRINGAS – OWNER
Adjourned from last meeting – name changed
Stainless steel letters, white LED behind, blue backlight
Approved as submitted
Motion CF
Second LV
Passed 3-0
- 4. 655 SHORE ACRES DRIVE – SECOND STORY ADDITION**
APPLICANT: WESTCHESTER MODULAR HOMES
PAUL WALTER – ARCHITECT
MR. & MRS. WINTERMANTEL - OWNERS
Adjourned from last meeting – detailing not impressive, needs to be more articulated
Beige vinyl siding
Approved as submitted aesthetically, needs Zoning Board approval
Motion LV
Second LG
Passed 3-0
- 5. 820 SOUNDVIEW DRIVE – REAR ADDITION**
APPLICANT: ARNOLD WILE – ARCHITECT
MRS. KILCULLEN – OWNER
Approved as submitted
Motion LV
Second LG
Passed 3-0

NEW BUSINESS:

- 1. 360 MT. PLEASANT AVENUE – CANOPY REFACE**
APPLICANT: DANNY - G & M SIGN CO.
Approved as submitted
Motion LG
Second LV
Passed 3-0
- 2. 950 SYLVAN LANE – SIDE AND FRONT ADDITIONS**
APPLICANT: PETER NED STOLL – ARCHITECT
Finishes will match existing
Approved as submitted
Motion CF
Second LG
Passed 3-0

- 3. 513 ALDA ROAD – SECOND STORY ADDITION**
APPLICANT: MICHELLE LEE – ARCHITECT
STEVEN MARGOLIS – OWNER
Approved as submitted (zoning compliant plans)
Motion LV
Second CF
Passed 3-0
Mr. Robert Mann of 519 Alda Road spoke, the garage is too close to his house, it fronts on bedroom and playroom
CF the addition is designed very sensitive to the original design, it does fit with the neighborhood. LG and LV agree.
Vote was retaken
Motion CF
Second LV
Passed 3-0
- 4. 640 FOREST AVENUE – 2 ADDITIONS**
APPLICANT: NIALL CAIN – ARCHITECT
HANNI RUDANSKY - OWNER
NOTE FROM BUILDING INSPECTOR: NOT ZONING COMPLIANT
NEEDS ZONING BOARD APPROVAL
Will match existing vernacular and colors
Approved as submitted aesthetically, needs Zoning Board approval
Motion LV
Second CF
Passed 3-0
- 5. 428 CARROLL AVENUE – 2 STORY ADDITION**
APPLICANT: STEPHEN MARCHESANI – ARCHITECT
NOTE FROM BUILDING INSPECTOR: GARAGE DEFINES THE
LESSER SIDE – WILL NEED ZONING BOARD APPROVAL FOR
COMBINED YARD SETBACK
Mr. Marchesani stated that the homeowner spoke to the Building Inspector today, Zoning approval not necessary if garage is fixed.
Approved as submitted aesthetically
Motion LG
Second LV
Passed 3-0
- 6. 705 WALTON AVENUE – TWO ADDITIONS**
APPLICANT: SEUNGHEE PARK – ARCHITECT
Approved as submitted
Motion CF
Second LG
Passed 3-0

7. 1208 WEST BOSTON POST ROAD – FAÇADE SIGN

APPLICANT: BHAN THAI RESTAURANT – PAT KENMAI

NOTE FROM BUILDING INSPECTOR: PROJECTION EXCEEDS 10"

Ms. Kenmai stated that the sign will be going in the window, not the façade.

Window signs do not need permits.

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 May 9, 2011 to be placed on the next agenda.

NEXT BAR MEETING IS THURSDAY MAY 19, 2011