

MINUTES

March 20, 2012

TO: Board of Architectural Review

FROM: Robert Melillo, Building Inspector

Minutes of the Board of Architectural Review meeting held on March 15, 2012 at 7:30 p.m. in the Courtroom at Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, New York 10543

Present:

Carl Finer (CF)
Frank Young (FY) acting Chairman
Doo Ho Lee (DHL)
J. Malte Stoeckhert (JMS)
Len Violi excused
Anna Georgiou (AG) Village Attorney

OLD BUSINESS:

- 1. 710 TAYLOR'S LANE – FILL IN CAVITY**
APPLICANT: DAN NATCHEZ – AGENT
CF moved for Advice of Counsel at 7:32 p.m.
Second FY Motion approved 4-0
7:40 p.m. end of Advice of Counsel

Mr. Bennett Golub, owner of the property, Mr. Natchez and Mr. Rick McLaren, P.E. all spoke to engineering and aesthetic issues and described the amended plans that were last revised on March 9, 2012.

The meeting was opened to public comment. Mr. Eric Gordon, attorney for MB&YC stated that 710 Taylor's Lane can be seen very well from their property. Is it appropriate to the district? Have other alternatives been considered such as wave attenuation? Mr. Natchez stated that wave attenuation is not appropriate to the Certificate of Appropriateness. The Board reviewed and discussed the amended plans. The Board members stated that the current plans are very responsive to their previous concerns and are more elegant even if not perfect. The Board wants to see a sample of the stone for the side facing MB&YC.

Mr. Natchez will provide a sample at a future meeting and Mr. Natchez stated approval of the material and color could be a condition of the Certificate of Appropriateness.

Anna Georgiou (AG) asked if the full EAF and Coastal Assessment Form were submitted for the record?

Mr. Natchez replied yes.

AG asked is it your opinion this is a Type II Action, no SEQRA?

Mr. Natchez replied yes.

AG stated it is within the Type II classification pursuant to the SEQRA regulations and suggested the Board focus on the Certificate of Appropriateness and any conditions to be imposed.

The Board unanimously confirmed (JMS abstained) the application was a Type II action requiring no further action under SEQRA and the application was consistent, to the maximum extent practicable with policies of the Village of Mamaroneck Local Waterfront Revitalization Program. FY moved to approve the Certificate of Appropriateness based on the following conditions. The conditions are based on the plans drawn by Louis Lemond dated 12/9/11, modified 1/30/12, modified again 3/9/12.

1. Pertaining to the southside of the residence facing MB&YC, the front of the cavity flush with the residence shall be stone or formed poured concrete, the material and color shall be approved by BAR prior to issuance of building permit.

2. Pertaining to the southside of the residence facing MB&YC and east side of the residence facing Shadow Island, both sides shall be faced in concrete clapboard.

Motion FY

Second CF

Aye DHL

Abstain JMS

Passed 3-0

NEW BUSINESS:

1. **337 WAGNER AVENUE – CONVERT DECK TO PORCH**

APPLICANT: MIKE CSENGE – ARCHITECT

Roofing will match existing, wooden door will match

Approved as submitted

Motion FY

Second DHL

Passed 4-0

2. **524 WAVERLY AVENUE – FAÇADE SIGN**

APPLICANT: SIGNS BY TOMORROW (Jessie)

Approved as submitted

Motion FY

Second CF

Passed 4-0

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 March 23, 2012 to be placed on the next agenda.

NEXT BAR MEETING IS TUESDAY APRIL 3, 2012

RM:br

cc: Board Members

Applicants