

MINUTES

April 2, 2013

TO: Board of Architectural Review

FROM: Joseph Angiello, Asst. Building Inspector

Minutes of the Board of Architectural Review meeting held on March 21, 2013 at 7:30 p.m. in the Courtroom of Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, New York 10543

Present:

J. Malte Stoeckhert (JMS) Acting Chairman
Maggie-Leigh O'Neill (MO)
Vickie Hage (VH)
Dennis Cucinella excused
Frank Young no appearance

OLD BUSINESS:

- 1. 324-330 MAMARONECK AVENUE – FAÇADE SIGN**
APPLICANT: BI JUAN LIN – OWNER
Board needs to see sign dimensions and different fonts/styles
Approved with proviso the channel will be blended with the façade
Motion VH
Second JMS
Approved 3-0

NEW BUSINESS:

- 1. 422 EAST BOSTON POST ROAD – CONVERT DWELLING TO BUSINESS USE, EXPAND DRIVEWAY AND REAR COVERED PORCH**
APPLICANT: GREGG DEANGELIS – ARCHITECT
Will appear at next meeting
- 2. 225 ORIENTA AVENUE – SOLAR PANELS ON ROOF**
APPLICANT: K-CON SITE DEVELOPERS (GEORGE MGRDITCHIAN) – CONTRACTOR
Framing around panels will be aluminum not bright, similar to the Montessori School
Approved as submitted
Motion MO
Second VH
Passed 3-0
- 3. 422 CHESTNUT AVENUE – REPLACE DECK AND STAIRS**
APPLICANT: K-CON SITE DEVELOPERS (GEORGE MGRDITCHIAN) – CONTRACTOR
Trex deck in the brown family, synthetic railing probably Aztec, the grade isn't changing at all
Approved as submitted
Motion VH
Second JMS
Passed 3-0
- 4. OAKHURST ROAD – NEW HOUSE**
APPLICANT: FREDERICK GRIPPI – ARCHITECT
Navajo white stucco, gray trim, chimney will be done in stone or stone/brick combination
VH most other garages are behind
FG house next door and across the street have it in front

Michael Goldberg owner of 618 Oakhurst Road stated the Notification Sign wasn't posted until Mon. March 18th

Don and Susan LaSalle owners of 621 Oakhurst Road stated the Notification Sign wasn't put up until 2:11 p.m. on Monday, she's appalled she wasn't contacted, this is being rammed down their throats, most garages are behind

Peter Hallock owner of 610 Oakhurst Road first saw the Notification Sign on Monday, it's a double lot, is it a buildable lot? (yes, it is) is it zoning compliant? (yes, it is), the lot can't support the structure

MG the sign affidavit from the applicant is not valid, he submitted an affidavit from a neighbor (not notarized) saying the sign wasn't put up until Mon.

MO requested a rendering with neighboring houses

The Board wants to adjourn

FG are there any aesthetic comments?

JMS would rather wait

VH the garage is too close to the front

JMS motioned to postpone to next meeting, owner should be present

Second MO

Passed 3-0

5. 630 SENEY AVENUE – ADDITIONS, ENLARGE PATIO & DRIVEWAY

APPLICANT: VINCENT FAZIO – DESIGNER

**NOTE: ZONING BOARD OF APPEALS APPROVAL NECESSARY
FOR COMBINED SIDE YARD SETBACK**

Materials will match existing

Approved as submitted subject to ZBA

Motion VH

Second MO

Passed 3-0

6. 620 FOREST AVENUE – RENOVATION & 3 CAR GARAGE

APPLICANT: ALLEN ROSS – ARCHITECT

Siding will match existing cedar shingle, dark gray black stone, windows are small to match the era house was built

JMS the garage is big, massive

AR a small pitch on garage won't match the house

JMS make it smaller or attach it to the house

MO the cupola is too much

AR the car will be kept on the upper level that's why the garage is tall

MO what's driving the height?

AR aesthetics

Sarah Sheehan owner of 616 Forest Ave., (the house behind) the original front of the house has been used as the rear, driveway on Bleeker will be gated off, it's a very bizarre way to enter their property, it floods, they won't be able to get into the driveway, there will be too much traffic the "garage mahal" will be a real eyesore from the back of her property, they're not aware of the flooding

Andrew Kernan owner of 624 Forest Ave., in 1962 the Bleeker driveway was created for primary ingress and egress, it's a site plan change, he doesn't want the driveway next to his property, the look of the house will be different, adding four feet in elevation, flag lot isn't permitted, it's a four car garage the other garages on the street are one car

SS does the driveway have to be in the front?

AR not according to code

AK a flag lot is illegal

AR what is the front of the property? Are you allowed to use the driveway? The property address is Forest Ave., the original front door is on Forest, the impervious area will be reviewed by the Village Engineer, it will be improved

MO will the driveway be lighted?

AR we can discuss that with the neighbors and will consider planting shrubs

Eileen Greenberg owner of 606 Forest Ave., her small shed will abut the garage

AR the non compliant shed is falling apart

EG the enormous garage will block the sun to the neighbors

MO motioned to postpone, wants a detailed landscape plan for the driveway and a smaller garage (elevation and width), aesthetically it looks silly, doesn't need the height and width

JMS it's a massive structure

VH it's bigger than this room, reduce the overall scale

Motion seconded VH

Passed 3-0

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 April 10, 2013 to be placed on the next agenda.

NEXT BAR MEETING IS THURSDAY APRIL 18, 2013

**JA:br
cc: Board Members
Applicants**