

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on November 21, 2011 at 7:30 pm in the Conference Room at 222 Grace Church Street, Port Chester, NY 10573.

Present were members: Chairman William Hume, Ciro Cuono, Charles Hoge, Susan Plant, and Duane Stover,

Absent were members: Adrienne Concra and Joseph Suppa.

The following locations were reviewed:

120 North Pearl Street

The Board reviewed plans for the construction of a Multi-Family Apartment Building.

Present on behalf of the application was William DeVore, Construction Manager, representing the applicant, 120 North Pearl Street LLC.

The applicant is looking to produce a beige Hardie Board with a cement exterior, darker accent trim, Atax roof for the proposed building's exterior. Mr. DeVore explained that once one strips the form of the stone, the concrete gets sprayed. To the left and right of the proposed building are gas stations. Mr. DeVore stated that the Vista dry stack is the most popular used rock liner. They are able to stain concrete by taking existing stone and blending it. This procedure is very diversified. This type of rock liner is used by municipalities. Mr. DeVore proposed a standard-seam roof and stated that the building would stay in the gray family. He stated that rocky gray will work well with Westchester granite. The proposed building would be condominiums and Mr. DeVore stated that they are working to bring the whole building together with a residential home feel.

Mr. DeVore stated that the dye gets absorbed into the cement and it may be everlasting. He stated that they took the colors from the surrounding areas and that all cement is very durable and long-lasting. The applicant proposed Rocky Gray for the top of the building. Westchester granite has some brown in it and the slate blends well with the gray. Chairman Hume asked what would happen if the color comes out differently from the ground. Mr. DeVore stated that he is confident that Rocky Gray is probably what would be coming out of the site. Mr. DeVore also stated that the walls are stained and the retaining walls are coming out of the ground. Chairman Hume stated that the stone that comes out of the foundation only affects colors of the retaining wall. Member Charles Hoge stated that there is dead area by the windows. The angles face the street and Member Hoge stated that the area looks solid and imposing. Chairman Hume stated that the proposed building resembled the "Wellington Green" on Westchester Avenue.

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Member Hoge stated that he would like to see textures and structures in the surrounding area. Mr. DeVore stated that rock liner is pulled from the foundation. He further stated that he will come back after they pull stone and use the stone to retain the wall. There is stained stone on the building. Stain has a large range and the applicant is expecting a gray color from the Westchester stone. Member Duane Stover stated that the corner of the building needs to be changed so it has more detail and color. Member Hoge suggested treating the whole thing, forcing the plane back and giving the building more depth.

A motion to approve was made by Mr. Hoge, seconded by Mr. Stover and unanimously approved, on the condition that the applicant, 120 North Pearl Street LLC, return before the Architectural Board of Review with the stone colors for the proposed building.

35 Bush Avenue

The Board reviewed plans for a proposed recover awning for *Service Master Clean*.

Present on behalf of the application was Eric Steilman, representing the applicant Service Master Superior Cleaning, Inc.

Mr. Steilman proposed an awning with lettering. The awning is already up and mounted to the wall. The present sign is coming out of the window and going on the awning. Chairman Hume stated that one is not able to have an awning and a sign at the same time. The awning is Sunbrella Black with nine (9) inch letters. The colors proposed are teal and yellow, which are the official letters of Service Master Clean, a national franchise. The proposed business is located between Poningo Street and Haseco Avenue, near the Port Chester Library.

A motion to approve was made by Duane Stover, seconded by Mr. Cuono and unanimously approved.

562 Willett Avenue

The Board reviewed plans for a proposed extension on the rear of the existing house and renovation of the interior of the same. Applicant also proposes building a new car garage.

Present on behalf of the application were applicant Juan Carlos Rodriguez, Claudia of Jefferson Consultant, and Robert D. Jefferson, AIA of Robert J. Jefferson Consultant.

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The applicant proposed an addition on the back of the house. The front of the house will remain as it is. The applicant proposed to move the garage to the back of the lot which will allow open space in the yard, and there will be a gravel driveway. The applicant proposed to use natural cedar for the exterior of the house. He is trying to build an entry portico. The existing garage will be raised and moved. A light gray color is proposed for the house. The applicant stated that the color is between gray and beige, with white trim all around. The three (3) car garage will be painted a medium gray color. This house is a single-family house. The applicant/owner stated that if he used a beige color, it will change color in a couple years. The applicant stated there will be personalized use for the garage.

A motion to approve was made by Mr. Hoge, seconded by Ms. Plant and unanimously approved upon the condition that the color of the house be light gray.

234 Westchester Avenue

The Board reviewed plans for a proposed recover awning for *Irv's Mini Mart*.

Present on behalf of the application was Daniel Couto, representing the applicant Ramesh Patel.

Mr. Couto proposed a recover awning with the letters not painted, just backlit. He stated that the fabric be cut out and the awning is lit from behind. The Board observed that much of the side of the street in that area is backlit. Member Stover stated that most of the light used would be on the sidewalk during the evening hours. He stated that Board is trying to get rid of the vinyl look and eventually, the area would have a better look to it. Member Susan Plant suggested doing away with vinyl awnings in Port Chester. Member Stover stated that most of the light will reflect on the sidewalk. Member Hoge stated that there is no need for lighted awnings and that the proposed sign has the biggest letters on the block. He suggested that the lighted sign will cheapen the area because the sign creates a whole different look and feel. Member Stover states that just the letters will light, with a 30 inch projection.

Mr. Couto stated that the proposed awning is for people to see the store since it closes late. Member Hoge stated that the Board has been urging applicants to use the Sunbrella awnings and now we are getting away from that. Chairman Hume stated that the store's location is dark and located at the end of the block. Member Hoge stated that the advertising mechanism versus the safety mechanism are two different things. Member Plant stated that the lit letters with Sunbrella fabric are less offensive than the lit letters with vinyl. Member Hoge states that this is a step up from a big bright awning.

A motion to approve was made by Duane Stover, seconded by Chairman Hume and unanimously approved.

20 N. Main Street

The Board reviewed plans for a proposed sign and two (2) recover awnings and a sign for *Ralf's Perfumes*.

Present on behalf of the application was Daniel Couto, representing the applicant Rafael Mejias.

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Mr. Cuoto stated that the perfume store is part of the store and that the computer store is in another area of the store. Member Plant stated that there are too many signs on the building. The letters on the proposed sign are white. The letters are plastic and LED reversed. The light won't come up with the white letters. There are two different businesses at one address. Mr. Couto stated that when it lights up, you will see a shadow around the letter for "Ralf's Perfumes". The background is black and the sign has letters on it. Chairman Hume stated that all signs on the side of the door and on the windows have to go.

Member Plant stated that there are too many colors and too many signs on the store. She suggested charcoal gray for the background of the awning. Chairman Hume stated that there is way too much signage. He proposed using a sign or an awning, not both. Member Hoge stated that the store needs to be toned down and it is very confusing. Chairman Hume suggested that the applicant speak with the Building Inspector regarding the signs on the doors and windows. He suggested that the applicant speak with the Building Inspector about what signage you can do in this area. Member Plant stated that in her opinion, the applicant should get rid of the "Perfume" language in the doorway and the words on the front awnings. The Board did not approve of the green awning and stated that the colors need to be toned down. Member Stover stated that he wants nothing on the awnings written. The Board agreed that there is way too much signage there and that something has to be done.

A motion to table was made by Chairman Hume and the applicant was advised to remove some of the lettering on the current awnings and doorway signs. The applicant may then return with their revised application.

112 North Main Street

The applicant, Michael Boender, proposed the repainting of the front of the building. Stucco is on the building and the building is cast iron on the top. Mr. Boender proposed to use colors by Benjamin Moore: Limesickle #214550 for the trim and storefront, and Mohegan Sage #213830 for the body of the building. The Board suggested changing the orange awning at the bottom of the building to a garnet or muted brown color. The Board noted that the orange awning should be taken down as soon as possible. The applicant is not the owner, however, so this may not be done.

A motion to approve was made by Chairman Hume, seconded by Charles Hoge and unanimously approved.

There being no further business to discuss the meeting was adjourned.

Respectfully submitted,

Filed with the Village Clerk on
November 22, 2011

Regina Glennon
ABR Recording Secretary

Joan Mancuso, Village Clerk