

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on December 19, 2011 at 7:30 pm in the Conference Room at 222 Grace Church Street, Port Chester, NY 10573.

Present were members: Chairman William Hume, Adrienne Concra, Ciro Cuono and Duane Stover,

Absent were members: Charles Hoge, Susan Plant and Joseph Suppa.

The following locations were reviewed:

315 N. Main Street

The Board reviewed plans for two (2) new signs for *Port Chester Beer*.

Present on behalf of the application was Tom Giampia, applicant and Sharon Stein.

The applicant proposed to replace two very old signs with new ones. The applicant proposed that the entire building be painted and the light boxes be removed. The two new signs would be lit by gooseneck lights. The applicant showed the Board a visual display of proposed letters with shadowing. The building would be painted cinderblock. Member Adrienne Concra commented that the building looks a lot better after seeing the proposed photographs. The paint used on the building would be Stormy Sky, which is a dark gray. The applicant stated that there is presently a lot going on with the design of the exterior of the building and that the applicant wants to make it better. The proposed letters are 18", all in capitals.

A motion to approve was made by Ms. Concra, seconded by Chairman Hume and unanimously approved.

170-180 N. Main Street

The Board reviewed plans for seven (7) signs, namely, *Dory's Beauty Salon, Embassy Shoe Repair, Port Chester Cleaners, Deli Delight, Asi Es Colombia, China House* and *Sprint*.

Present on behalf of the application was Pierre Sarrazin, AIA, representing the multiple applicants.

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Mr. Sarrazin explained that the actual logos were not officially reviewed before by the Board. The biggest letters on the proposed sign for *Dory's Beauty Salon* are 14". Chairman Hume noted that the sign has to be on an awning or on the window, not both. Ms. Concra mentioned that she hopes that *Embassy Shoe Repair* store takes down its neon sign. Member Stover and Ms. Concra commented that it would look nice and clean if the neon sign comes down.

Port Chester Cleaners letters are 14" and there was no controversy with the proposed sign for *Deli Delight*. Mr. Stover commented on the nice look of the stores and how they all line up. There are different colors for the awnings. *Asi Es Columbia* proposes to have its wheat color muted and toned down and Mr. Stover agreed that this is a good idea. The Board suggested that Mr. Sarrazin speak with the store owner of *The China House* so they would take down their neon sign. *The China House* has writing on their drop down awning and they are the only store that does. *Sprint* has the logo "Smart Phone Center" and Mr. Sarrazin stated that this is part of their corporate identity logo. Mr. Sarrazin stated that *Sprint* needs to have this logo together with the name of the store, or nothing at all. The sign is 24" high in Sunbrella Charcoal Gray. *Sprint* offered a centered or off-center to the right display of its logo. The Board members approved of the off-centered letter on the valance to the right. Two of the stores, *Embassy Shoe Repair* and *Port Chester Cleaners*, have the same color awnings because they are owned by the same person.

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

115 Betsy Brown Road

The Board reviewed plans for the installation and wiring of (210W) solar panels wired to 1 (5,000W) inverter and 1 (4,000W) inverter and an A/C Disconnect.

Present on behalf of the application was the applicant, Brendan Rafferty of Mercury Solar Systems.

Mr. Rafferty stated that his proposal includes forty-four (44) solar panels which are 4'x11' in size. There is a 2 ½ foot space from the edge of the solar panels, which are completely black, even around the edges. The supports that hold the solar panels to the roof are also black. The roof faces almost directly south which is the best position for it because it faces the sun. Mr. Rafferty stated that his company has installed several solar panels in Port Chester. Each solar panel weighs 31 lbs. There is a one-layer roof and no requirement to inform the neighbors of the solar panels being installed. The solar panels are strewn together and slightly raised off the roof so water goes down them easily. They are completely flat black with no glare and have a LED screen. Mr. Rafferty stated that the solar panels possess a symmetrical effect of a rectangle.

A motion to approve the plans for the solar panels was made by Chairman Hume, seconded by Ms. Concra and unanimously approved.

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23 ½ N. Main Street

The Board reviewed plans for the addition of a deck to an existing patio area for restaurant use. The restaurant is “Mary Ann’s Mexican Restaurant.”

Present on behalf of the application was Pierre Sarrazin, AIA.

Mr. Sarrazin stated that the seating area is a stone patio and they propose to elevate two areas roughly 30”. The proposed deck has handrails and is made from pressure-treated wood. There are treks for the handrails and the treks are at grade. They propose to raise up the two areas and make a deck, which will be 2 1/2 feet raised up. Mr. Sarrazin proposed that this will make the area look better. The railing will be the same color as the back wall, which is a muted orange. The treks are gray in color. Mr. Sarrazin suggested pinkish pavers, namely, a grayish pink, and there will be four feet of lattice, which would not make much of a difference. The diners at the restaurant will be elevated. The lattice will fill in the void under the deck. Mr. Sarrazin offered to make a raised panel instead of a lattice, possibly by placing a planter in front of the void to make it tasteful.

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

128 N. Main Street

The Board reviewed plans for one (1) new sign for *Centro Hispano Tax Services*.

Present on behalf of the application was the applicant, Moises Rosales.

The applicant proposed to install a new sign for *Centro Hispano Tax Services*. The proposed sign is 27” high and all the letters are capital and the same size. Jackson Hewitt Taxes, the previous occupants, possessed a sign that was higher than the new proposed sign. The new sign is longer and made of vinyl with a metal frame to be attached to the wall. The flat vinyl frame is covered with vinyl and it is an aluminum frame with aluminum covering. The sign would cover the façade and flank about 1 ½ feet on each side. There is wood in the middle. The globe is part of the company’s logo and the size of the wood is very small. Ms. Concra commented that there would be no problem for people to see the sign across the street because it is a narrow street.

The proposed sign is 2 ½ feet. Member Cuono stated that the building should be symmetrical with the other stores next to it. Mr. Stover stated that it seems to be a bit crowded with the sign. Ms. Concra suggested removing the globe from the sign. There is a 2’ extension on both sides and the size of the wood is 8’. Ms. Concra stated that the applicant should follow the footprint of the first design shown and rescale the sign to fit the first photo. Ms. Concra noted that the applicant is trying to identify his business, not advertise it. Each letter would be 11”-12” which is a substantial size.

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Chairman Hume suggested filling in the space that's there. Ms. Concra stated that she would like it to be like the one on the other side of the building. Space has been designed for signage on the building next door and the neighbor has a smaller sign. Ms. Concra stated that the Board is not looking for bigger signs. Chairman Hume stated that the Board is not looking for losing the integrity of the building. This is not a solid wall construction. There was a drop-down ceiling at one time, that let in natural light. Chairman Hume stated that the proposed photographs are too small and Mr. Stover stated to the applicant to consider a sign ban that doesn't cover the molding. Ms. Concra stated that the sign is not very interesting so the applicant should keep it small.

A motion to table was made by Chairman Hume and the applicant was advised to return to the next Architectural Board of Review meeting on Thursday, January 5, 2011 with larger photographs without the globe on the proposed sign, and plans which display the proposed sign to fit within the space available.

75 Grandview Avenue

The Board reviewed plans for one (1) new sign for *Centro Hispano Tax Services*.

Present on behalf of the application was Michiel Boender, AIA.

The applicant proposed to install a new dormer at attic-level, as well as interior renovations at the second floor to incorporate the attic with the second floor. Mr. Boender proposed to construct an exterior pressure-treated wood stair access from the attic and the second floor to grade at the rear of the house. Mr. Boender explained that the stairway won't be seen on the left and right at the back of the house. This is a two-family house and the proposed egress would provide both sides access to the back of the house. There are three (3) levels of the house and the attic is connected to the second floor, while the basement is connected to the first floor. The proposed egress on the third floor means a second means of egress.

The stairs are open and need to be swept and/or shoveled in inclement weather. The stairs are made out of wood and the dormer will raise the roof so one is able to get out of the house at the third floor. The choices are sprinklers, fire escape or the stairs. Mr. Boender suggested that out of the three choices, the stairs look the best. The proposed dormer gives one access to get out of the house safely.

A motion to approve was made by Ms. Concra, seconded by Mr. Stover and unanimously approved.

22 Broad Street

The Board reviewed plans for a second means of egress from a basement and a Tenant Fit-Out for a retail fish market.

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Present on behalf of the application was Michiel Boender, AIA.

The applicant has come back before the Architectural Board of Review from October 17, 2011, after a motion to table was made by Chairman Hume and the applicant was advised to return with color photographs and plans which display the colors of the building and the roof.

The applicant proposed to install a second means of egress from a basement and a Tenant Fit-Out for a retail fish market. Mr. Boender showed the Board plans of an angled standing seam made of recessed stucco panel, and recessed lighting. This building is divided into two businesses, a seafood store and auto detailing. These businesses are right next to one another. Mr. Boender proposed to change a garage door to a walk-in door. There will be a doorway on each side, with stucco paneling in the middle and recessed lighting. The façade of the building is brick with recessed panel. The building has straight brick across it and Mr. Boender stated that a second means of egress from a basement is necessary.

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

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

Respectfully submitted,

Filed with the Village Clerk on
December 20, 2011

Regina Glennon
ABR Recording Secretary

Joan Mancuso, Village Clerk