

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on February 21, 2012 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, Charles Hoge, Jr., Susan E. Plant, and Duane Stover,

Absent were members: Ciro Cuono and Joseph Suppa.

The following locations were reviewed:

2 Bowman Avenue

The Board reviewed plans for a proposed sign for *Ridge Squire Formal Wear*.

Present on behalf of the application was Eric Steilman of Signs on Demand, the applicant.

Member Adrienne Concra commented that it would be nice if every store's signs were the same. Mr. Steilman replied that the other surrounding stores wanted to use this proposed type of letting. The letters are 18 inches on the neighbor's store. Member Duane Stover stated that the lettering on the sign would be according to length and Member Charles Hoge asked the applicant if the lettering could be reduced from 24 inches to 22 inches on the "R" and the "S" in *Ridge Squire Formal Wear*. The applicant agreed.

A motion to approve was made by Mr. Hoge, seconded by Mr. Stover and unanimously approved, on the condition that the height of the letter "R" and "S" in *Ridge Squire Formal Wear* be reduced from 24 inches to 22 inches.

224 Locust Avenue

The Board reviewed proposed plans to repair fire damage to existing dwelling and extend kitchen on the second floor of a two family dwelling.

Present on behalf of the application was Zoila Flores, applicant.

Continued ...

The applicant, Zoila Flores, stated that there had been a fire in the house a few years ago and now, she is proposing to finish the house and put on an addition on the second floor. Everything is on the back of the house and the front of the house would stay the same. The house is one hundred years old. Ms. Flores proposes to use siding on the back of the house. Ms. Flores would like to square off the back of the house and the roof will match the siding.

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

64 Merritt Avenue

The Board reviewed plans for the proposed renovation of the existing vacant restaurant space into office space.

Present on behalf of the application was Gary Gianfrancesco, AIA of Arconics Architecture, P.C., for the applicant.

This property has always been a restaurant/drinking establishment in the past. Mr. Gianfrancesco stated that the building would be stucco brick face dimension with a reddish color. This would be a Georgian type of look and the trim would be a limestone color. The building would have the look of a brownstone and there would be a clock face on the central window to make it stand out. The window trim with brown anodized look would be the same as the clock. There will be one (1) office suite on the first floor and two (2) office suites on the second floor. There is lots of parking and the parking lot is double 50 x 100'. Mr. Gianfrancesco noted that this property would be good for many businesses.

A motion to approve was made by Ms. Condra, seconded by Mr. Hoge and unanimously approved.

54 Poningo Street

The Board reviewed plans for the proposed conversion of a commercial building to a church.

Present on behalf of the application was Gary Gianfrancesco, AIA of Arconics Architecture, P.C., for the applicant.

Continued ...

Mr. Gianfrancesco stated that this is a modest building that is barely 2,000 square feet. The exterior of the buildings is proposed to be covered in a coat of masonry material with a dark tan exterior. These buildings will be darker than some other buildings around it. The houses are owned by the church. The parking lot is in the back and used for the church. The church used to be the corner building in the early 1980's. This church is considered "public assembly." The siding will be changed on the outside with a masonry coating, and the building is flat-faced. There are no windows on any sides. There is artificial venting for air flow. The door will be white.

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

44 North Main Street

The Board reviewed plans for the proposed store front and signage.

Present on behalf of the application was Harry Hedvat, applicant.

The applicant, Mr. Hedvat, proposed a new store front with stucco on the top to match the other stores. The color of the stucco is Benjamin Moore Shaker. The applicant proposed to bring the door back 2 ½ feet. The door is presently closer to the side. This would provide another means of egress from upstairs by providing another door. The applicant mentioned that he has an interested tenant who would open a frozen yogurt store.

The store has a flat store front. The orange brick color would stay the same and the signage would be like the other two surrounding stores. This is part of the Village of Port Chester Façade Program.

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

30 Austin Place

The Board reviewed plans for a master bath addition to their second floor above an existing den, as well as alterations to an existing 1 family dwelling to include adding a second story master bath above the den.

Continued ...

Present on behalf of the application was Judy Gagnon, applicant.

The Board revisited proposed plans for a master bath addition to their second floor above an existing den, as well as alterations to an existing 1 family dwelling to include adding a second story master bath above the den. The applicant, Ms. Gagnon, had previously appeared before the Architectural Board of Review on January 17, 2012. The applicant was instructed to go before the Zoning Board to obtain a variance before appearing again before the Architectural Board of Review, which was attained by the applicant.

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

528 Willett Avenue

The Board reviewed plans for a canopy and fire suppression system for existing CITGO gas pumps.

Present on behalf of the application was Anil Kumar, applicant.

The applicant, Mr. Kumar, proposed a canopy with a fire suppression system inside the canopy. The CITGO station serves only full service regular gas. Nothing will be changed on the building. The canopy would be over the island gas pumps and the signage would be on this canopy. The sign used would be the same color as the corporate CITGO colors.

There are two (2) tanks and the gas company pays for the canopy and the work on the building. The hours of operation are 6:30 am – 8:00 pm in the winter, and 6:30 am – 9:00 pm in the summer. The applicant stated that there is no illumination, just lights shining down.

A motion to approve was made by Charles Hoge, seconded by Ms. Concra and unanimously approved.

440 N. Main Street

The Board reviewed plans for one (1) sign at *Elite Training Concepts*.

Present on behalf of the application was John Cleary, applicant.

The applicant, John Cleary, proposed to replace the existing sign with vinyl to match the buildings, which is a brownish color. The proposed sign is yellow, which could be toned down to a lighter yellow. It is basically Mr. Cleary's business card on the sign. The Board noted that the

Continued...

main focus of the sign is the name of the business and the telephone number. Mr. Cleary stated that he wanted more verbage on the sign because it is an upscale training business. Mr. Cleary stated that the yellow of the proposed sign goes with the taupe color of the building, and he would like a more mellow sign. Ms. Conkra stated that a sophisticated building needs a more sophisticated sign.

The sign is not illuminated and the applicant proposed to go over the laminated plywood sign. Mr. Hoge commented that the sign does not possess a high-end look or feel. Ms. Conkra suggested making a sign that works well with the building. Mr. Hoge and Mr. Stover suggested a cream or pale yellow sign with some red and black lettering. They stated that yellow tends to fade very quickly and the sign should have no spaces on the edges. Mr. Hoge stated that this will showcase the applicant's name better. Ms. Plant added that this would frame the sign and the lettering should be black.

A motion to table the application was made by Chairman Hume so that the applicant can return to the Architectural Board of Review with designs of a new sign, based upon the suggestions made by ABR Board members.

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

Respectfully submitted,

Regina Glennon
ABR Recording Secretary

Filed with the Village Clerk on
February 23, 2012

Joan Mancuso, Village Clerk