

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on March 12, 2012 at 7:30 pm in the Conference Room at 222 Grace Church Street, Port Chester, NY 10573.

Present were members: Chairman William Hume, Charles Hoge, Jr., Susan E. Plant, and Duane Stover

Also Present: Peter Miley, Assistant Building Inspector

Absent were members: Adrienne Concra, Ciro Cuono and Joseph Suppa.

The following locations were reviewed:

140 Midland Avenue

The Board reviewed plans for a proposed sign for *Carpet World*.

Present on behalf of the application was Rocky, representative of the applicant.

The letters on the sign are three (3) feet high blue letters. Each letter is separate and they are LED lit in the evening. The letters are mounted on a box/raceway which will match the background. The length of the sign does not go further than the store front. Rocky maintained that the new sign looks classier than the previous sign. Carpet World's other store in White Plains has the same new sign.

Member Charles Hoge commented that the size of the 3 ft. letters will look gigantic and is not consistent with the other signs of the surrounding stores. Member Hoge also stated that the sign is way too big for the area. Chairman Hume suggested that the size of the letters of the sign be reduced to two (2) feet. Rocky stated that the owner is trying to make the store look nicer with the new sign. He stated that they have the largest store frontage of the area. Member Hoge stated that the Architectural Board of Review is trying to create smaller signs. Rocky stated that they are trying to bring the new sign to Port Chester because it is classier, like the White Plains store.

Continued ...

**Page Two (2) of ABR Minutes
Continued ...
March 14, 2012**

The sign is lit up and very visible. Rocky stated that one can see the current sign from Highway 287. Chairman Hume asked if the Board should approve the sign and ask for a lower voltage of the LED lights. He compared the proposed sign to Midland Super Suds sign, which is huge. Member Hoge stated that the sign may become an issue when other businesses compare it to obtain larger signs. Chairman Hume stated that the proposed sign looks bigger because every letter is a capital letter. This is part of an optical illusion and the other signs aren't capital letters. They use smaller font as well. Chairman Hume stated that the applicant's 4 ft. sign looks better than others.

A motion to table the application was made by Chairman Hume so that the applicant can return to the Architectural Board of Review with photographs of the sign on the White Plains store so the ABR Board members can get a better idea of how the proposed sign would look.

440 N. Main Street

The Board reviewed plans for a proposed sign for *Elite Training Concepts*.

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

The applicant, John Cleary, returned with a new sign design after meeting with the ABR members at February 21, 2012's meeting. Member Hoge stated that the new sign design is much more balanced. The sign is now a tannish green color. The Board members advised Mr. Cleary to make certain that word "Elite" is not hitting the edges of the sign. The Board stated that the new sign matches the area better and is laid out better. The letters are about eight (8) inches high.

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

35 ½ North Main Street

The Board reviewed plans for two (2) proposed signs for *Coals Pizza*.

Present on behalf of the application was Kenny Manning, applicant.

Continued ...

**Page Three (3) of ABR Minutes
Continued ...
March 14, 2012**

The proposed pan sign is a gray color. There is also a blade sign proposed. These blade signs are not encouraged in the Village of Port Chester. Across the street and 3 – 4 stores down is Arcuri's Pizza. The proposed sign is red with a gray background. They are trying to keep consistent with the applicant's other stores. The applicant asked if he could put the logo on the window and he was told by the Board that that was acceptable.

Member Stover stated that he would rather see a flat pan sign with a seam in the middle, 16 feet in length. This way, to patch and paint it would be easy. Mr. Manning stated that he could make the pan sign without a seam with a long piece of material for the sign. He stated that his sign company does not do powder coating. Member Hoge stated that if the pan sign was more flush, it wouldn't be so bad. Member Stover stated that you won't see the brackets then because they are hidden. Mr. Manning stated that they assemble everything at the shop, which is more cost-effective. He said one would not see a shadow because the sign will be flush.

A motion to approve the pan sign was made by Mr. Stover, seconded by Mr. Hoge and unanimously approved, on the condition that patching and painting a background to match the letters of the pan sign is done. The pan sign will be in flush condition. The proposed blade sign was not approved.

116 Rear North Main Street

The Board reviewed plans for three (3) proposed signs for *Cousin Frankie's USA Grille*.

Present on behalf of the application was Kenny Manning, applicant.

Assistant Building Inspector Peter Miley stated that the applicant does not have to apply for a variance since the business is on the second floor. The proposed signs will use white lettering which is non-magnetic. The letters are 9 inches high and the eagle is 42.8 inches. There is no street presence at this address. Mr. Manning suggested that he put some vinyl lettering in the window. Member Stover stated that the lettering on the sign saying "Private Room and Catering" is a bit lost and it doesn't look like to Cousin Frankie's USA Grille. He suggested that the applicant switch signs and it will look better. The applicant can leave the proposed eagle where it is and switch the words.

Member Stover went on to say that there is better visibility this way. The signs will not be lit. Member Hoge stated that this will tie the building together and that the applicant can apply for backlit letters if he desires. Peter Miley stated that the applicant may not be able to put up 2 sides on the 2 fronts of the building. He stated that he would have to check the survey on the

Continued ...

property, which would prove it on contingency. Mr. Manning stated that he may try to put in a doorway, but Mr. Miley said that can't be done. Mr. Miley stated that he has to see where the building lot lies to see if there is a variance. Mr. Miley will determine the outcome of which way the building is lying and if 1 or 2 sides are available.

A motion to table the application was made by Chairman Hume so that the applicant can return to the Architectural Board of Review after Assistant Building Inspector determines which way the building is lying and if 1 or 2 sides of the building are available.

112 Westchester Avenue

The Board reviewed plans for a proposed awning for *El Nuevo Jomas Tavern*.

Present on behalf of the application was Haraj Lulu, for the applicant.

Mr. Lulu addressed the Architectural Board of Review with his original application of awning with an overall length exceeded the code requirement of 90% of awning coverage. He referred to the other awnings he sees in the Village of Port Chester that are 100% awning coverage. He stated this proposed awning gives a beautiful look to the building when it covers edge to edge.

Mr. Lulu is now submitting a smaller sign and the letters are smaller. Almost 66% of the awning is empty and does not cover the entrance of the business. The Village Code states that the overall sign cannot be more than 90% of the coverage of the building. Mr. Miley stated that he would recheck the Village Code for awnings. The building is 23 feet and the applicant can use space on each end to get the sign over the door. There is 2'8" on each end of the store front and if the sign is moved to the left, the space over the door will be covered. Mr. Miley stated that we will know if that is feasible when he knows the dimensions.

The word "nightclub" cannot be used on the awning because there is no use for a nightclub there, only a tavern. The business has a cabaret license so its use is a bar/tavern. The Board suggested that the applicant cut one side of the awning to match the other side and center it over the window/door of the tavern. There will be space on each side in this way.

A motion to approve was made by Mr. Stover, seconded by Ms. Plant and unanimously approved, on the condition that the plans for the awning be amended and new plans be brought in. The dimension of the sign has to be equal on both sides.

22-28 N. Main Street

The Board reviewed plans for proposed colors, numbers and letters for store front located on 22-28 North Main Street.

Present on behalf of the application was Michiel Boender, AIA of Edgewater Architects, for the applicant.

The application for the store fronts was approved in August, 2011 for the revised Façade Program. Mr. Boender is appearing before Architectural Board of Review Board for approval on color scheme of the buildings, as well as letters and number on the storefronts. Mr. Boender stated that the store fronts will have the same face across the board and the color on the top of the buildings will be Cream with the Hardee Plank Heathered Moss for the siding. The buildings will be painted Limesickle Green and Thundercloud Grey. The awnings will be Sunbrella Burgundy. Mr. Boender stated that this is a beautiful building that has charm.

Mr. Boender stated that the projection on the awnings is 3'3". The height is 3'9". The Board noticed that the number "24" may be a problem because it is so high up on the building. The numbers are black on white.

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

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

Respectfully submitted,

Regina Glennon
ABR Recording Secretary

Filed with the Village Clerk on
March 14, 2012

Joan Mancuso, Village Clerk