

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on April 5, 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, Ciro Cuono, Charles Hoge, Jr., Susan E. Plant, and Duane Stover

Absent was member: Joseph Suppa.

The following locations were reviewed:

36 Bush Avenue

The Board reviewed plans for three (3) proposed signs and two (2) crosses on top of the three signs for *The Salvation Army*.

Present on behalf of the application was Kenny Manning; representative of the applicant.

Chairman Hume stated that the limit on signs and crosses needs to be checked with the Building Department. The letters of the signs are 12 inches high and there is a huge logo on the western elevation. Chairman asked how many signs are allowed and if the cross is considered a sign. Also, Chairman Hume asked if you can have two (2) signs on the same facing without getting a variance. Chairman Hume also asked if the Village of Port Chester considers a cross a religious symbol. Chairman Hume stated that this would be straightened out with the Building Department and the applicant may return before the ABR on April 16, 2012.

A motion to table the application was made by Chairman Hume so that the applicant can return to the Architectural Board of Review on April 16, 2012, after the ABR has the precise information necessary for the number of signs and crosses allowed on the location.

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116 Rear North Main Street

The Board reviewed plans for a proposed sign for *Cousin Frankie's USA Grille*.

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

The applicant had previously applied before the Architectural Board of Review on March 12, 2012. A motion was made at that meeting to table the application 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. The applicant returned with just one sign application.

A motion to approve as modified was made by Mr. Hoge, seconded by Mr. Stover and unanimously approved.

136 Horton Avenue

The Board reviewed plans for the installation of an overhead door in the rear of the premises.

Present on behalf of the application was Martin Spatz, owner/applicant and Anthony Carbone.

The applicant proposed to install an overhead manual garage door. The proposed color of the door is rust, which matches the building. The applicant plans to cut out the door, which is metal and solid.

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

140 Midland Avenue

The Board reviewed plans for the installation of a sign for *Carpet World*.

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

The applicant had previously applied before the Architectural Board of Review on March 12, 2012. A motion was made at that meeting to table the application 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.

The applicant resubmitted his application with reduced sign letters measuring 30 inches. The applicant compared the proposed sign to *Midland Super Suds'* very large sign. He also brought photographs of other carpet stores. *Carpet World's* present sign is thirteen (13) years old and they are trying to improve their Port Chester location. The proposed sign is six (6") inches higher than the soffit. There is a raceway on the back with individual letters. The present sign's letters are four (4') feet three (3) inches high and it is backlit.

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Chairman Hume stated that the proposed sign is out of line with the other signs around it. Member Charles Hoge commented that the letters of the proposed sign are very wide and so different from the other signs. The applicant stated that he is trying to make the store look nicer with the new proposed sign. Member Hoge stated that the proposed sign is the tallest sign in that area. The applicant stated that he is competing with Home Depot so he would like a big sign. The soffit is 2 ft. The Board suggested that the applicant go down to size of the soffit and make the letters approximately 20" high.

The applicant decided to keep his present sign and the application was declined and disapproved by all Board members.

16 King Street

The Board reviewed plans for a proposed awning/sign for 16 King Street.

Present on behalf of the application was Noel Galacano, representative of the applicant.

The building is a three (3) story glass building. The applicant is putting up an awning above the current name on the window saying "16 King Street." The proposed awning is just above the first floor and is seven (7') feet above the ground. The proposed letters are six (6") inches and the awning material is Sunbrella Forest Green with white lettering. The interior of the building has a green theme.

Chairman Hume stated that if the applicant puts the awning up, they would have to take the writing off the window, or vice versa. The applicant stated that the projection of the awning is forty-eight (48") inches and seven (7') feet above the ground. Member Hoge asked if the anchorage is strong enough to hold the awning.

A motion to approve was made by Mr. Hoge, seconded by Mr. Stover and unanimously approved, based upon the condition that the address be taken off the window, the awning is eight (8') feet off the ground, and the awning projection is no more than four (4') feet.

61 Robert Avenue

The Board reviewed plans for a proposed installation of an exterior emergency egress ladder for 61 Robert Avenue.

Present on behalf of the application was Charles Robben, applicant.

The applicant wishes to put in a collapsible emergency egress ladder on the northwest side of the attic. This metal ladder will stay in a box when not used and matches the color of the house, which is off-white. The ladder will sit behind the chimney and can only be seen on the northwest side, by one neighbor with hedges.

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The box goes outside the window with a lever right alongside the window. It has a railing that deploys. This dwelling is a single family home and the air conditioner is going for the railing. The railing closes with the ladder.

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

307 Irving Avenue

The Board reviewed plans for a proposed replacement of vinyl siding, shutters, railings at second floor & third floor “rear”, decorative post at rear 2nd floor at 307 Irving Avenue.

Present on behalf of the application was Steven Sherwood, applicant.

There was a fire in the dwelling last September 2011. The old siding is a mustard yellow color with hunter green shutters. The house was built in 1920. The house is now an off-white color.

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

1 Miles Standish Circle

The Board reviewed plans for the construction of a new front entry and porch, new code compliant stairs to second floor, and second floor master bedroom addition and bath.

Present on behalf of the application was Kathryn Templer, applicant.

The applicant proposed a new covered porch that will be put toward the side because the elevation dropping toward the street. The front will be moving out to 5’10”. The existing second floor will now be used as a staircase and the room on the second floor will be extended. There will be a new entrance and the front porch is non-conforming. The existing siding is vinyl and the style is Hardy Board in Linen. The roofline is set back and there is lattice work under the porch.

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

67 Purdy Avenue

The Board reviewed plans for construction of a Masonry Warehouse.

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Present on behalf of the application was Luigi Rogliano, the applicant.

The applicant proposed to use KF-Heritage SWB Brick gray stucco on the side of the building. There are houses on both sides of the business. The building has a vinyl door and a warehouse to store mason supplies. It is a single story structure with a loft in the back for storage. The overall height of the proposed building is in line with the two surrounding houses. The proposed roof is charcoal asphalt shingle. The proposed building has gray stucco with aluminum trim.

Member Adrienne Condra commented that the structure resembles a firehouse. There is a mezzanine on the inside. The applicant stated that height is needed for storage. There is an entrance in the rear of the building. The vinyl door is white.

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

445 Boston Post Road

The Board reviewed plans for the removal and replacement of the existing storefront façade for *Ulta Beauty*.

Present on behalf of the application was Robert Stephenson, AIA, for the applicant.

This store is presently vacant and the applicant proposed to put a new façade on the building. The applicant proposed to remove the entire façade and construct a new façade for *Ulta Beauty*. The applicant also proposed one sign on the front of the building, as well as a blade sign. The façade is set back fifty (50') feet from the rest of the building. The proposed color for the awning is Sunbrella Orange.

Member Hoge commented that there is no reason for the blade sign. The proposed building will be cultured stone of gray white. The sign is black in the day and white at night. The letters of the sign are six (6') feet. The sign for *Buy Buy Baby* is higher up. The applicant proposed three (3) awnings but that will be proposed under a separate application.

A motion to table the application was made by Chairman Hume so that the applicant can return to the Architectural Board of Review on April 16, 2012, with a sample of the siding color, Sherman Williams White/stone base.

220 Westchester Avenue

The Board reviewed plans for a proposed awning/sign for *Family Dentistry*.

Present on behalf of the application was Dr. Luis Blanco, the applicant.

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The applicant appeared before the Architectural Board of Review on November 3, 2011 and received approval from the Board upon the condition that the awning color is Sunbrella Blue Tweed. The applicant proposed a color for the awning that is closer to red.

A motion to approve was made by Chairman Hume, seconded by Mr. Hoge, and unanimously approved, **on the condition that the awning color is Sunbrella Burgundy Style #4631 and is not watertight.**

38 Fox Island Road

The Board reviewed plans for replacing vinyl siding, air conditioner sleeves and the roof to match.

Present on behalf of the application was Louis Larizza, applicant.

The applicant buys homes, renovates them and sells them. 38 Fox Island Road is a brand new home. The applicant proposed to use green siding and vinyl shakes in the front in Cypress Green. The vinyl siding is sage and the shutter is beige. There will be white corner boards and the trim will be white. The cornice pieces give a turn-of-the-century look to the dwelling. The building was condemned and now everything is new. There are pewter shingles on the porch and a pewter shingle roof.

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

12 Hilltop Drive

The Board reviewed plans for the construction of a new single family home.

Present on behalf of the application was Louis Larizza, applicant.

The applicant built a subdivision five (5) years ago and has two (2) more homes to build. The proposed home has Hardy Board – shake on the outside and a pewter roof. The shutters are burgundy and there is a real stone veneer. There will be white trim on the home. The home will be built on a vacant lot. The applicant owns the land on which the proposed house will be built.

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A motion to approve was made by Mr. Hoge, 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
April 13, 2012

Joan Mancuso, Village Clerk