

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on April 16, 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., and Duane Stover

Absent was member: Ciro Cuono, Susan E. Plant and Joseph Suppa.

Also Present: Assistant Building Inspector Peter Miley

The following locations were reviewed:

445 Boston Post Road

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

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

The applicant returned after attending the April 5, 2012 ABR Meeting. The applicant brought samples of the materials to be used on the storefront. Textured El Dorado Stone was proposed for the building. Sunbrella Persian Melon was proposed for the awnings. The national branding for Ulta Beauty is the color orange.

Member Charles Hoge asked if the applicant is proposing the name “Ulta Beauty” on all three awnings, because they proposed to display it on the storefront. The proposal of the awnings is not for this proposal.

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

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48 Purdy Avenue

The Board reviewed plans for the replacement of existing rear egress stairs for apartments on the second and third floors above “Bethel Sounds of Play Church.”

Present on behalf of the application was Vince Fazio, representative of the applicant.

Mr. Fazio proposed that the stairs would stay natural. They are proposing to make the stairs wider to comply with the 30” width requirement. The stairs will be slightly larger than the existing structure.

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

17 – 23 ½ North Main Street

The Board reviewed plans for an Addendum proposing revised elevations. ABR had approved the previous design on January 7, 2010, on the condition that the copy on the signage for the rear of the building on Abendroth Avenue is not to exceed 18” in height; the applicant must change the previously approved white letters on the Discount Store to lightning bug (yellow) and the live wall must be maintained.

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

The applicant wishes to ultimately redo the entire façade. The applicant said that they need to spend funds and obtain ABR approval for a different design since, they want to go in another route. The applicant hopes to get this Addendum for two (2) tenants and receive approval for the aesthetics for these two (2) facades. The applicant would like to continue renovation. Mr. Sarrazin stated the courtyard is doing something different, like Mary Ann’s Restaurant. There will be a raised sidewalk with seating and tables. Per Voi seating will be outside also. The Dollar Store is currently vacant behind Subway and is one of the proposed façade changes.

Mr. Sarrazin proposed that the awnings be Sunbrella Charcoal Grey and that the entire concrete deck will be raised. Mr. Sarrazin stated that they would have to go before the Planning Department and then return before the Architectural Board of Review. Mr. Sarrazin stated they will be proposing an elevated concrete deck which would also have to go before the Planning Department. Mr. Sarrazin stated that there are no more wood decks, only waterproof brick. Mr. Sarrazin stated that they can focus in on the restaurants in the future and he will return to the ABR in the future.

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

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36 Bush Avenue

The Board reviewed plans for two (2) proposed signs and two (2) proposed crosses for *The Salvation Army*.

Present on behalf of the application was JJ He, the applicant.

The applicant had previously applied before the Architectural Board of Review on April 5, 2012 for three (3) signs and three (3) crosses. A motion to table the application was made by the Architectural Board of Review ("ABR"). This motion to table was made because it was necessary for the Assistant Building Inspector to determine the number of signs and the number of crosses allowed on the building, according to the Village Code.

The applicant resubmitted his application with a reduced number of signs and crosses. Assistant Building Inspector Peter Miley stated that the applicant is permitted one (1) sign per street side. The number of crosses on the building is not restricted. The building is brick and in the early stages of being built. The proposed cross is LED illuminated (face lit). The cross in the window is shaped glass. The applicant intends to give the window a dimensional dual light. The plastic cross on the left is lit white. The applicant proposes to use a LED tube which is a bit dimmer and not that bright.

The cross on the front left side of the building is made from cast bronze and is heavy metal. The applicant proposes to use a low wattage with the LED, using 4 or 2 volts of power. The windows are all empty. The parking lot is thirty (30') feet to the property line. There is non-shielded light on the crosses. Member Hoge stated that the halo-lit cross gives a classier look, and Chairman Hume agreed that it would look better. Member Stover said if it is halo-lit, it will not look as bright. The applicant stated that the cross gives a prismatic effect and looks good. It is flat and non-dimensional, which saves it from looking cheesy. Member Stover stated that reverse lit give a classier look from the street.

The applicant stated that one would have to go very far back to view the top of the tower and that the buildings are very close together in the neighborhood. Member Hoge proposed to the applicant to move the shield to the right of the lettered sign to alleviate all the crosses and the shield on one side. The applicant stated that the proposal now if the best option for the sign. Member Hoge stated that smaller letters next to the shield may be better. The proposed size of the letters is twelve (12") inches. The big cross on the front left side of the building is almost five (5') by eight (8') feet and is twenty (20') feet up in the air. Member Hoge suggested losing an inch from the cross, in that case.

Chairman Hume asked if the light could become problematic. The applicant stated that it is a dim light and not bright, so it will not be a problem. Member Hoge stated that the front of the building looks unbalanced and that the building is right on the street. Member Stover suggested taking away the cross on the front left of the building and making a 4'6" shield that is 10' off the ground. The applicant would like the building lit from the front at night. The Board suggested clearing up the front left side of the building and lighting the cross from the parking lot sign.

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Member Hoge stated that he wants the front of the building to be balanced visually and stated that it appears off-center with the present proposal. Member Stover stated that this is due to the way the peaks are in the building. The façade is approximately four (4') feet. Assistant Building Inspector Peter Miley asked if the applicant proposed words on the back of the building. The applicant responded that he had, but the Board did not want words on the back of the building.

Member Hoge stated the words of the sign be centered under the cross. Chairman Hume stated that the letters do not have to be huge. The applicant suggested reducing the size of the letters to ten (10") inches so the sign appears more centered. The sign will still appear off balance but it will be better. One is only seeing these letters from the width of an avenue. Member Hoge stated that the front of the building is not designed well and that there are so many things going on there. Assistant Building Inspector Peter Miley advised the applicant not to rush this application and it may be better to spread it out. He suggested to the applicant to go before the Zoning Board for a variance. Member Concra stated that the building would then look more symmetrical. Member Hoge suggested that the applicant obtain a variance and they would see how much better the building would look, since now the balance is off. Member Stover stated he did not think the applicant would have a problem obtaining a variance. Chairman Hume stated that the applicant wouldn't have to appear again before the Architectural Board of Review if they obtained a variance.

A motion to approve was made by Ms. Concra, seconded by Mr. Hoge and unanimously approved, based upon the condition that the cross on the front left side of the building is gone, the letters of the sign be reduced to approximately six (6") inches and are centered under the circular window, and the three (3') feet tall Salvation Army logo stays the same.

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 20, 2012

Joan Mancuso, Village Clerk