

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on May 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, Susan E. Plant, and Duane Stover

Absent were members: Ciro Cuono, Charles Hoge, Jr., and Joseph Suppa.

Also present: Assistant Building Inspector Peter Miley

The following locations were reviewed:

106 Westchester Avenue

The Board reviewed plans for one (1) proposed sign for “*Deli Peruano.*”

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

The applicant proposed a sign with twelve (12”) inch high capital letters, and six (6”) inch high lower case letters. The proposed sign is a light box. Chairman Hume asked the size of the store frontage. The applicant stated that it should be twenty (20’) feet, although the plans say twenty-three (23’) feet. The applicant stated that the sign should be 20’ and it will be corrected. The color of the sign is red and white, which are the Peruvian colors, and the sign is centered on both sides.

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

Continued ...

40 Halstead Avenue

The Board reviewed plans for renovation of an existing second floor bathroom, the addition of a skylight and one exterior window to a one (1) family dwelling.

Present on behalf of the application was Gregg Gregory, the applicant and Dominick Capone.

The applicant stated that they are proposing two (2) smaller windows that are casement versus double-hung. The other windows will stay, namely, at the back of the house. They are white-trim windows with non-venting skylight. The applicant stated they are renovating the bathroom in the same footprint as the existing bathroom.

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

14-20 Willett Avenue

The Board reviewed plans for the left side exterior egress and handrail improvements to an existing commercial building.

Present on behalf of the application was Michael Cerreta, representing the applicant.

The work to the commercial building has already been done and they already have a Building Permit. Member Plant commented that they have done a nice job, while Member Stover said it is a simple lower set of stairs.

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

14-20 Willett Avenue

The Board reviewed plans for the installation of six (6) windows to an existing commercial building.

Present on behalf of the application was Michael Cerreta, representing the applicant.

The applicant proposed the installation of six (6) windows on the top of the building. These are replacement windows put into the building. The third floor of the building was original used for storage and now, the third floor has a kitchen. This area has met the Light and Vent Code.

Continued ...

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

19 Putnam Avenue

The Board reviewed plans for one (1) proposed sign for "*Port Chester Rug & Linoleum Co.*"

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

The applicant has moved stores from Bowman Avenue. Members Plant and Stover stated that the sign looks nice and classy. The sign is twenty-four (24") inches with the border.

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

419 Irving Avenue

The Board reviewed plans for the installation of insulation over existing cedar shakes, and the installation of a grey vinyl siding in a clapboard style size 4" to a one family dwelling.

Present on behalf of the application was Carlo LaBianca, representing the applicant.

The proposed work is already being done to the one family dwelling. The Board commented that it looked great.

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

30 Westchester Avenue

The Board reviewed plans for one (1) backlit channel letters with plexi lense for "*Bubbles and Berry,*" and proposed storefront.

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

The applicant stated that the business, *Bubbles and Berry*, will be added to the building, and a doorway will be added on the end of the building. The business will be very well lit from the inside and will attract theater patrons. The applicant proposed to eliminate the existing two (2) windows and put in a steel beam. There will be a new canopy that will extend twenty-four (24') feet.

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The canopy is made of steel framing and aluminum flashing. The sign uses individual channel letters lenses made of Plexiglas. The letters will extend two and one-half (2 ½") inches and the sides will be aluminum. The proposed sign is LED with pink and orange colors. The sign will extend five (5") inches and the Board mentioned that passing kids may pull on the letters. The applicant stated that they are trying to bring light and color to this area. *Bubbles and Berry* will serve frozen yogurt and bubble tea.

Chairman Hume was concerned whether G&S supports this downtown development. Mr. Sarrazin stated that G&S supports this endeavor. Chairman Hume states that if there is no conflict with G&S, then it is approved. In regard to the storefront, the façade color stays the same tan color.

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

225 Locust Avenue

The Board reviewed plans to enclose the front and rear porches of a one family dwelling.

Present on behalf of the application was Glenn Anderson, the applicant.

The property is at the corner of Wilkins and Locust Avenues. Assistant Building Inspector Peter Miley stated that the property has old permits that were never closed, without any complete Certificates of Occupancy. There have been municipal searches from the title company regarding the selling of homes, and this goes back to 1922. Member Plant commented that the property looks great.

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

114 North Main Street

The Board reviewed plans for one (1) proposed sign at *Glamour Night Club*.

Present on behalf of the application was Jorge Quinto, the applicant.

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The applicant has an existing sign, as well as a cabaret and liquor license. He possesses a Certificate of Occupancy for a night club. Assistant Building Inspector Peter Miley stated that the door signage has to be removed for safety reasons, ie. A police office has to be able to see inside the door. The diamond on the sign is a sticker and can be removed easily. Assistant Building Inspector Peter Miley stated that this sign was put up without a sign permit. Member Plant suggested taking off the diamond sticker off the word "Glamour" in the sign. The letters are in a light box sign and not individual letters. The color of the letters is light purple. ***Glamour Night Club*** is a registered night club, and the Board questioned if we allow night clubs in Port Chester. Assistant Building Inspector Peter Miley stated that no new night clubs can open in the Village of Port Chester.

Chairman Hume stated that if the sign stated "Night Club", then everyone will want their sign to say "Night Club".

A motion to approve was made by Chairman Hume, seconded by Ms. Plant and unanimously approved, **on the condition that the word "Night Club" is taken off the sign, the diamond sticker is taken off the "O" in the word "Glamour," and that all door signage be removed.**

245 Madison Avenue

The Board reviewed plans for siding, windows and the rear landing to an existing two (2) family dwelling.

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

There was a Stop Work Order on this property and the applicant is applying for an Amendment to the Building Permit to make the necessary improvements. The siding is gray on all sides with new windows.

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

34 North Main Street

The Board reviewed plans for one (1) awning/sign at ***"Golden Razor and Barber Shop."***

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

The existing awning is out of scale. The applicant proposed to reduce the awning to fit the edge of the plaster so it fits nicely in between a thirty degree awning. The awning will be broader than

it is now. The color of the proposed awning is Sunbrella Jockey Red. The canvas sign will be painted. The sign has a black aluminum frame with crisp letters. Assistant Building Inspector Peter Miley stated that there can only be one identification sign, so the sign in the window can only have the Barber Shop insignia without the wordage. This sign is vinyl from the inside.

A motion to approve was made by Chairman Hume, seconded by Ms. Plant and unanimously approved, **on the condition that the window sign only display the Razor and Barber Shop insignia, without any wordage.**

2 May Place

The Board reviewed plans for the relocation of window and removal of existing window and door for sliding door replacement, as well as the installation of a new landing to accommodate a new sliding door for a one family dwelling.

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

The house is on a cul-de-sac and the applicant proposed to put in an all-new sliding door. The existing window is being replaced with a new window.

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

125 Midland Avenue

The Board reviewed plans to renovate the existing 3rd floor apartment and replace windows on the enclosed porch of an existing residential building.

Present on behalf of the application was Michael Boender, representing the applicant.

The house will be sage green and the stucco will be light yellow. The applicant is changing windows and adding two (2) new windows, and new windows on the side. There is existing casing around the windows. The old, rickety windows will be taken out and the replacement windows will be put in.

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

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

Respectfully submitted,

Regina Glennon
ABR Recording Secretary

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May 30, 2012

Joan Mancuso, Village Clerk