

ARCHITECTURAL REVIEW BOARD

MINUTES

A meeting of the Architectural Review Board was held on June 7, 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

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

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 Joe Ha, representing the applicant.

The applicant returned before the Architectural Board of Review, stating that the proposed sign is pan faced with no lights. The sign has a rollup gate box and is not a light box.

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

264 Willett Avenue

The Board reviewed plans for a deck addition and alteration to an existing one family dwelling.

Present on behalf of the application was Yaoping Ruan, the applicant.

The applicant stated that he is knocking down the previous deck in the back and adding a new deck to the front of the house, with no extension on the house. The applicant stated that the interior of the house feels larger, and the stairs are staying in the 4' guidelines. The applicant is putting in a new door in the front of the house. The door is a natural wood-type color. The house will be painted light beige or the same color as the present color. There will be all new

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windows. There will be treks for decking, colored gray or brown to compliment the color of the house. There will be all new landscaping in front of the house. There will be a dual air system with a compressor in the attic and the basement. This will have lattice around it to protect it.

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

321 Boston Post Road

The Board reviewed plans for the interior and exterior renovations to an existing restaurant (“*McDonald’s*”) with a drive-thru with no additional square footage or expansion of the existing footprint.

Present on behalf of the application was Eric Meyer of Bohler Engineering, for the applicant.

McDonald’s will be taking the red off their buildings and replacing it with brick. They feel this new look is more upscale and inviting. They proposed to maintain some of their arches and will use the slim arch to soften the building. The roof will be flat. The Board instructed the applicants they may have to go before the Zoning Board for signage since only one sign is allowed on each side of the building. The applicant proposed to use a stone front and existing brick. There are over 14,000 *McDonald’s* nationwide. The applicant pointed out that a french fry is not an identifying sign, and is totally disconnected. The applicant states that the “french fries” give dimension to the building and soften the square shape of the building.

Member Hoge stated that the french fries are not necessary. There are deliveries at the door on the entrance side, which are unloaded at the door. Chairman Hume stated that the trucks block the pick-up window. Member Plant says the proposed storefront looks very nice and adds character, while Member Hoge states there are too many visual things going on at once. Chairman Hume stated that there is no real purpose for the proposed white part on top of the building. The applicant stated that it is part of the trademark and gives the building a cleaner look. Member Hoge stated that this adds another element that is not necessary to the structure. The applicant stated that *McDonald’s* would like to keep it since it adds balance. They are trying to be standard which is part of the national push.

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

96 Hobart Avenue

The Board reviewed plans to enclose a porch and add a sliding door with steps from the house to the yard.

Present on behalf of the application was Chrissie Hazelton, representing the applicant.

The applicant stated that the house already had these features. It is necessary for the electrician to obtain a permit to update the electrical system. The colors are all matching.

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

128 Hobart Avenue

The Board reviewed plans to install a roof mounted residential solar energy system.

Present on behalf of the application was David Sandbank of Onforce Solar, representing the applicant.

The applicant proposed a new roof lease model that is affordable for the blue collar worker. The solar panels offset Con Edison coming to deliver energy. This reduces one's energy bill. The proposed panels are on the main roof. They are 4 dark blue panels, visible from the street. These solar panels do not reflect light, they absorb the light. They are a poly-crystalline color and there are twenty (20) panels on the roof. The applicant explained that one has to cover a good portion of the roof when using solar panels.

The solar panels are 2 lbs each square foot, and 3'x51/2' each. The owner is leasing the roof panels. 85%-90% of Onforce Solar's customers are located on Hobart Avenue. This house is set up high and there is no reflection through the window. The solar panels will preserve the roof and cool the house in the summer because it absorbs the light. It is environmentally sound.

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

28 Hobart Avenue

The Board reviewed plans to install a roof mounted residential solar energy system.

Present on behalf of the application was David Sandbank of Onforce Solar, representing the applicant.

The applicant proposed twenty-one (21) solar panels to be placed on the south side. They are easy to install.

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

38 Perry Avenue

The Board reviewed plans for the installation of a roof mounted photovoltaic system.

Present on behalf of the application was David Sandbank of Onforce Solar, representing the applicant.

The applicant commented that solar energy is relatively new to the east coast.

A motion to approve was made by Mr. Hoge, seconded by Ms. Plant 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
June 8, 2012

Joan Mancuso, Village Clerk