

ARCHITECTURAL REVIEW BOARD

FEBRUARY 7, 2013

MINUTES

A meeting of the Architectural Review Board was held on February 7, 2013 at 7:30 pm in the Conference Room at 222 Grace Church Street, Port Chester, NY 10573.

Present were members: Chairman William Hume, Ciro Cuono, Charles Hoge, Jr., and Duane Stover

Absent were members: Adrienne Concra, Susan E. Plant, and Joseph L. Suppa

Also present was: Peter Miley, Building Inspector

The following locations were reviewed:

295 Midland Avenue

The Board reviewed plans for a sign for *Dunkin Donuts*.

Present on behalf of the application was a representative of *Dunkin Donuts*.

The Board commented that the existing sign has more visibility to drivers than the proposed sign. The store is on a corner and the *Subway* sign blocks the *Dunkin Donuts* sign. The Board commented that throughout Port Chester, they are trying to do away with projection signs. The *Dunkin Donuts* store has two sides of the street and can use two signs.

The Board wants to keep the area looking ascetically correct. The applicant stated that *Dunkin Donuts* wants more visibility as they renovate both sides of the store. The *Dunkin Donuts* cups are the proposed new logo. The parking lot is on the side of the seafood store. There are no other projecting signs on the block. The Board suggested that the applicant may have more area with a flat sign and could acquire a nice sized sign for the side street.

A motion to table was made by Chairman Hume so that the applicant can return with different plans for the sign(s).

575 Boston Post Road

The Board reviewed plans for the Interior fit out of the building for Whole Foods Super Market, façade renovation for the front elevation of a commercial building.

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Present on behalf of the application was Pietro Segni, representing the applicant.

The outside of the building is made of wood, stucco, as well as wood shakes/shingles. The applicant stated that they will leave the gray brick in coated tile. The windows are 14'2" and there is an exposing beam behind the windows. The applicant stated that the windows are opening the storefront and squaring the top. The columns will remain and there will be lighting underneath the storefront. Metal copying paint will be used, and so will new metal coping paint Sherman Williams SW2822. New break metal will be used to enclose the existing column.

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

32 Grace Church Street

The Board reviewed plans for a sign for King Garden Restaurant, an existing commercial building.

Present on behalf of the application was J.J. Han, representing the applicant.

The applicant returned with a sign proposal that was exactly what the Board had proposed on November 19, 2012. The bear was omitted, as well as the language "eat in & take out." The telephone numbers are written using seven digits each.

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

4 Drew Street

The Board reviewed plans for the alteration and addition to an existing two family dwelling.

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

The applicant proposed an addition to the front of the house, with an extending gable bump-out at the front of the house. The applicant proposed to make the second story bedroom a lot larger. Stairs would be added to the front of the house and vinyl siding will be used. The stairs will be pressure-tested.

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A motion to approve was made by Mr. Cuono, seconded by Ms. Hoge, and unanimously approved, **contingent upon Zoning rules.**

34 South Main Street

The Board reviewed plans for a sign for *Jackson Hewitt*.

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

The height of the letters are 18 3/8" high. The letter "J" is 12 3/4".

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

431 Boston Post Road

The Board reviewed plans for a sign for *Pier One Imports*.

Present on behalf of the application was John Gianna, for the applicant.

The store is on the far left corner and hidden a bit. The applicant proposed to use LED letters, the first "P" in Pier Imports will be 3'6" tall. The sign is 24' wide. The façade was previously approved.

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

106 Grace Church Street

The Board reviewed plans to replace siding on an existing two family dwelling.

Present on behalf of the application was Anish Oommen, the applicant.

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

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201 Willett Avenue

The Board reviewed plans to replace siding on an existing two family dwelling.

Present on behalf of the application was Ray Sullivan, AIA, the applicant.

“The Castle” is a U-shaped building and is 4 stories. There is surface parking in the back and a parking garage. The main entrance is at Willett Avenue. The Castle is a masonry structure like the Mariner and has slightly darker brick and a mixed tone for an older tone look. They are using real brick. These rental apartments possess double-hung vinyl windows. The building will also be made from cultured stone. The balconies have metal rails and the mortar is will be a dirty gray to match the brick.

The applicant spoke about tinting the two lower levels of windows. There is no dropped ceiling in the garage and 184 parking spaces. Member Hoge commented on the possibility of hiding the parking structure. A suggestion was made by the Board to frost the windows on the 1st and 2nd floors. Frosting the windows may help with seeing the parking structure. The parking garage could be camouflaged with a normal floor. Also, a sheetrock solution may be possible by having a stucco finished surface so you don't see the industrial garage. The applicant poke about finishing the ceiling, which is a cosmetic feature. The Board will approve the building contingent on a cosmetically finished ceiling, and to help the parking lights.

A motion to table was made by Chairman Hoge and the suggestions was made to the applicant to return with plans to get a cosmetic fix on the ceiling and get rid of the low look of the job, with no girders and no parking scene.

39 Central Avenue

The Board reviewed plans for the installation of new siding, fascia and exterior trim.

Present on behalf of the application was Matthew Oscar, AIA, for the applicant.

The siding had fallen off the house during Hurricane Sandy. The new siding will also be white.

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

602 N. Main Street

The Board reviewed plans for a sign for *Palma's Auto Detailing*.

Present on behalf of the application was Rene Palma, the applicant.

The applicant returned with plans for an aluminum pan sign with no lights.

A motion to approve was made by Mr. Stover, seconded by Mr. Hoge, and unanimously approved, upon the condition that the color, code and manufacturer of the color "yellow" be clarified to the Board.

321 North Main Street

The Board reviewed plans for a sign for *Zeppoleme*.

Present on behalf of the application was Pierre Sarrazin, AIA and Marc Tessitore, the applicant.

The applicant stated that he wanted a place that gives off the feeling of being in a coffee shop. Later on, they will build more stores. There are windows on both sides and a garden inside. The floors are porcelain but resemble wood. The letters are 18" from the bottom of the "p" to the top of the "l". The sign is not lit. The door is made from painted steel vinyl. There are goosenecks for the up lighting and an LED strip amber, which will give color that will wash the signboard. The façade is approximately 18' and there will be tables by the window.

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

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

Respectfully submitted,

Regina Glennon
ABR Recording Secretary

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