

ARCHITECTURAL REVIEW BOARD

APRIL 15, 2013

MINUTES

A meeting of the Architectural Review Board was held on April 4, 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 were: Steven Velardo, Assistant Building Inspector

The following locations were reviewed:

35-37 Summit Avenue

The Board reviewed plans for parapet and lintel replacement and waterproofing repairs.

Present on behalf of the application was Mena Barscam and Charles Goh from Lane Engineering for the applicant.

The applicant proposed a parapet demo and the installation of a railing system. They stated that the structural integrity of the existing parapets is in question. It is very costly to replace parapets, and it would cost \$200,000.00 to demolish 2 gables. The applicant would like to install a railing system, which is less costly. They stated that it is difficult to preserve the structural integrity. They want to tie in the new roof with the existing roof membrane, with an aluminum coping cover. Member Hoge stated that if that happens, the applicant would lose the nice arch at the top of the building.

The Building was built in the 1970's. The railings could be black or white finish. There is severe deterioration of the parapet. There is some decoration at the top of the building.

A motion to adjourn was made by Chairman Hume, **and the applicant was asked to bring in a rendering of the gables to the next Architectural Board of Review meeting on May 2, 2013.**

575 Boston Post Road

The Board reviewed plans for an addition of a material lift and enclosure and a loading platform.

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Present on behalf of the application was Robert Stephenson and Joseph Campagnolo, for the applicant.

This building, “Whole Foods”, is subdivided and a portion of the building is left behind (6,000.00 sq.ft). The loading area is a proposed addition of a material lift at the side of the building. The block will be painted and the stairs come out 4-5 feet.

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

43 Leicester Street

The Board reviewed plans for a new two-story residence totaling approximately 1,950 sq.ft. project to include a kitchen, three bedrooms and three bathrooms.

Present on behalf of the application was Ms. Laura Broughton, for the applicant.

The property is an empty lot. The proposed dwelling has a pitched roof incorporated in the design. The applicant wishes to maintain proportion in the neighborhood. The proposed house is on a corner lot and is trying to be a small house with a large lawn. It is a personal residence. The applicant proposed to use Hardy panel and painted cement siding. They also wish to use the efface stucco system.

The Board members commented that the dwelling does not fit in the neighborhood because it is very modern and has a different look than the other houses. The house looks businesslike. The Board suggested adding more detail to the façade, and to figure out the trim at the windows and gable. The house offers built-in gutters and no chimney or boiler.

A motion to adjourn was made by Chairman Hume, **and the applicant was asked to bring plans of the proposed that appear more residential.**

16 King Street

The Board reviewed plans for a sign for *“LaSalle Law Offices, EZ Bookkeeping.”* Present on behalf of the application was David West, the applicant.

The applicant stated that the present light box is 2’ wide and 10’ long. The awning is already there. The applicant proposed to place 3” vinyl letters on the proposed sign. He suggested using muted colors to be tasteful. The sign would be Plexiglas with vinyl letters. The sign would have gray vinyl for the letters. The edges of the light box are aluminum brown, with a white Plexiglas background. The applicant was advised by the Board to take the scales off the sign. The sign has never been lit.

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A motion to approve was by Mr. Stover, seconded by Mr. Hoge, and unanimously approved, **upon the condition that the scales be taken off the sign, the text be centered and the lettering be 80% gray with a brown tint.**

60 Hobart Avenue

The Board reviewed plans to tear off existing siding and insulation and replace with new insulation and fiber cement cedar lop siding.

Present on behalf of the application was Mark D. Santora, the applicant.

The applicant proposed to replace siding from Hurricane Sandy. The proposed color for the new siding is Wicker 606 by Certain Teed Color Max.

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

35 Glen Avenue

The Board reviewed plans for siding and removing the existing shingle siding down to plywood, installing Tyrek House wrap, and insulation board and vinyl siding.

Present on behalf of the application was Esteben Hernandez, the applicant.

The applicant proposed new siding. The house is mocha and the shutters are Sedona red.

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

211 Husted Street

The Board reviewed plans for new siding and new flashing.

Present on behalf of the application was Donato Pagnotta, the applicant.

The color of the siding is gray and is "flagstone-ish," the flashing is white and the gutter is white.

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

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425 Irving Avenue

The Board reviewed plans to re-roof and new siding on an existing one family dwelling.

Present on behalf of the application was Ever Magana, the applicant.

The applicant proposed the shutter be green, the roof be asphalt shingle, the siding is heather and the shingle is pewter gray.

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

22 Broad Street

The Board reviewed plans for a sign for "*Nico's Seafood*".

Present on behalf of the application was the applicant.

The applicant was being re-heard by the Board. The Board suggested that the applicant shrink the top and bottom of the fish logo on the sign. The applicant agreed. Of the four Board members, one member abstained from voting. Since there were only three other members, a vote could not be taken since there needs to be four votes for a motion to pass. The applicant will return to the next Architectural Board of Review meeting on May 2, 2013.

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

Respectfully submitted,

Regina Glennon
ABR Recording Secretary

Filed with the Deputy Village Clerk on
April 18, 2013

Janutz R. Richards, Village Clerk