

ARCHITECTURAL REVIEW BOARD

MAY 2, 2013

MINUTES

A meeting of the Architectural Review Board was held on May 2, 2013 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, Ciro Cuono, Charles Hoge, Jr., Susan E. Plant and Duane Stover

Absent was member: Joseph L. Suppa

Also present was: Steven Velardo, Assistant Building Inspector

The following locations were reviewed:

35-37 Summit Avenue

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

Present on behalf of the application was Lane Engineering for the applicant.

The applicant proposed aluminum sidings instead of parapets. The building is suffering from water infiltration. Rain caused damages for the top apartments due to holes in the parapet. The applicant proposed to get rid of the gables and parapets and install railing. They stated that the ornate railing can only be seen up close. They proposed to use standard railings with straight pickets since they are effective and neat. They called this an architectural solution. The proposed 1" x 1" pickets, 2 1/2" post every 10 feet. Mr. Stover suggested squaring off the brick in the middle and filling in the brick to match the building.

A motion to adjourn was made by Mr. Stover, seconded by Mr. Hoge, and unanimously approved, **upon the condition that the brick across the top of the building be squared off to match the other buildings, and the windows be squared off as well.**

43 Leicester Street

The Board revisited 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 of Labhaus, LLC, for the applicant.

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The proposed house has narrow slit windows on the first floor. The house looks different from the other houses in the neighborhood but it has some similarities. The house has effaced material of synthetic stucco over foam. The applicant would like to keep the shape of the pitched roof. Ms. Concra stated that the house needs to blend in and fit in the neighborhood.

A motion to adjourn was made by Chairman Hume, **and the applicant was asked to bring plans of the proposed that blend modern and traditional styles at the next ABR meeting on May 20, 2013.**

96 Soundview Street

The Board reviewed plans to construct a new bedroom suite where enclosed porch was removed, remove and replace existing exterior stair, and remove interior stair from second to first floor, and install new fire escapes.

Present on behalf of the application was Michiel Boender, AIA, for the applicant.

The applicant proposed that the porch be replaced with a new structure. The house has a pitched roof and the house has paneled wainscot. It is a 4 family house. The applicant proposed to change one unit and change doors to windows on the second floor. The siding is Hardy plank, the trim is vinyl and they have traditional metal fire escapes.

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

130 North Main Street

The Board reviewed plans for a sign for *“Two Men and a Truck.”*

Present on behalf of the application was Michiel Boender, Esq., for the applicant.

The sign was removed and now proposed as new. It is black and white. The company does charity work and wants to keep their logo but the Board stated that the logo is not necessary.

A motion to approve was made by Ms. Concra, seconded by Mr. Cuono, and unanimously approved, **upon the condition that the logo be taken off the sign, and the front of the sign be hung without front bolts.**

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22 Broad Street

The Board revisited plans for a sign for “*Nico’s Seafood.*”

Present on behalf of the application was the applicant.

Ms. Plant suggested eliminating the fish logo. Ms. Concra stated the same. The sign is up without the fish and it is illuminated.

A motion to reconsider the denial of the fish logo was made by Chairman Hume, seconded by Mr. Hoge, and the denial of the fish logo was approved by members Chairman Hume, Ms. Concra, Mr. Cuono and Ms. Plant. Members Mr. Hoge and Mr. Stove abstained from voting.

264 Boston Post Road

The Board reviewed plans for an exterior façade renovation and new act. ceiling, new seating and a new sign for “*Burger King.*”

Present on behalf of the application was Martin Passante, for the applicant.

The applicant proposed to give the restaurant a modern look.

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

A motion to approve the sign was made by Mr. Cuono, seconded by Mr. Hoge, and unanimously approved, **upon the condition that the “Home of the Whopper” sign be eliminated, and there shall appear no text other than the approved sign.**

9 Leonard Street

The Board reviewed plans to re-side the entire house with new vinyl siding.

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

The applicant proposed cedar shakes in a dark gray color to match the existing color, and clapboard siding. There is 4” exposure in dark gray, update in vinyl, white trim and shutters.

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

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24 Linden Street

The Board reviewed plans for removing existing wood siding on top half of home and installing new cedar shakes in a gray color with a 5” exposure.

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

The applicant proposed clapboard cedar with cedar shakes on top in gray. The bottom of the house is stucco and the white trip and shutters are the same.

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
May 10, 2013

Janutz R. Richards, Village Clerk