

ARCHITECTURAL REVIEW BOARD

AUGUST 1, 2013

MINUTES

A meeting of the Architectural Review Board was held on July 15, 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, Charles Hoge, Jr., Susan E. Plant and Duane Stover

Absent were members: Ciro Cuono and Joseph L. Suppa

Also present was: Steven Velardo, Assistant Building Inspector

The following locations were reviewed:

515 Boston Post Road

The Board reviewed plans for an existing mercantile tenant space to be subdivided and a new demised premises made with new ceiling, lighting and store front installed.

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

The applicant stated that there is an existing tenant space at the Empire State Flea Market. The tenant is willing to take some of the space. Jembro and Dave's Dollar Days will be separated by a partition. The glass is new and reduced to 2 entrances. There will be a clear anodized storefront with metal panels. The applicant stated that they will be replacing the aluminum and the glass door, and the awnings will all be gone.

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

36 Midland Avenue

The Board reviewed plans to saw cut and remove existing masonry walls, install new upward acting sectional doors, construct raised non-combustible deck with plywood finish and construct new office and ceiling.

Present on behalf of the application was John C. Moccro, AIA, for the applicant.

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The applicant proposed that Utz Potato Chips is moving into 36 Midland Avenue. They are raising a 10 foot door. They will be using the space in the morning for loading. Trucks will make deliveries during the day and return in the morning. The doors will face the side of the building and are sectional, metal-insulated white doors.

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

155 Irving Avenue

The Board was revisited by the applicant for plans for 4 sets of signs and 14 awnings.

Present on behalf of the application was Young Kim, for the applicant.

The applicant proposed 4 sets of signs on 4 sides of the building, as well as fourteen (14) awnings. The signs are raceway designs. The letters are lit with 3 foot high letters. The 4th sign is facing the parking lot so it would need to get a variance before it is allowed. The Sunbrella Pacific Blue matches the lettering of "Met." The Board said that the signs are alright as long as the "M" is reduced to 30 inches and the words "food market" is reduced to 18 inches.

A motion to approve was made by Ms. Concra, and seconded by Ms. Plant, on the condition that the "M" in "Met" is reduced to 30 inches, and the word "food market" be reduced to 18 inches. The awnings will be Sunbrella Pacific Blue. Three (3) signs and fourteen (14) awnings were approved.

109 Adee Street

The Board reviewed plans for exterior façade renovation to include new siding, awnings, cornice and trim.

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

The applicant explained that the premises is a falling down building that is not maintained. The applicant proposed a smaller cornice which will project from the building. Also, the windows will be re-trimmed, the building will be re-sided with clapboard in Warm Sienna. Also used will be dark metal gray. There are two awnings with a projection of 2 feet, with gray granite on the bottom in Cheating Heart Gray.

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

266 Willett Avenue

The Board reviewed plans to enclose a covered open porch, and move existing kitchen from the second to third floor, as well as change geometry of the room and relocate the den to the second floor.

Present on behalf of the application was Dmitri Ostshshkin, the applicant.

The applicant stated that this 2 family house dates back to 1910. The porch gets water in the back of the house. The applicant wants to put in a new kitchen up a floor. There will be better access and a proper means of egress. The color of the siding will match the existing color and the door is still white.

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

39 Arnett Street

The Board reviewed plans for the renovation of an existing 3 car garage.

Present on behalf of the application was Carlos Sosa, AIA, for the applicant.

The applicant proposed that the garage would have reinforced double beams and windows on the back. They will be replacing the roof and the siding will match the building in blue, with white trim and they will replace the flat roof.

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

Filed with the Deputy Village Clerk on
August 7, 2013

Janutz R. Richards, Village Clerk