

VILLAGE OF MAMARONECK
MINUTES

August 25, 2020

TO: Board of Architectural Review
FROM: Frank Tavalacci, Acting Building Inspector

Minutes of the Board of Architectural Review meeting held on Thursday August 20, 2020 at 7:30 p.m. Online

Present:
Bill Bintzer - Chairman
Ivonne Levin
Andy Wollowitz
Cindy Lee
Will Long – Village Director of Planning

B.A.R. APPROVED

8/20/2020



Excused:
Athena Maikish

Mr. Bintzer noted Athena was at a school meeting, and hopefully would join later. He pointed out the full board was not there so anyone feeling that would prejudice their chances could choose to wait to see if Athena joins later, or adjourn to a later date.

Mr. Bintzer also welcomed interested party's participation, questions and comments. He said he would try to remember to ask if there were any comments, but if he didn't remember, he asked that participants please not hesitate to raise their hands to let the board know that they would like to comment.

APPROVAL OF MINUTES:

The minutes of the meeting held on June 18, 2020 were not approved as there wasn't a quorum of Board members from that meeting at this meeting.

The minutes of the meeting held on July 16, 2020 were approved with a change noted by Ms. Levin.

Motion

Second

Passed 3-0

None opposed

Excused AM

Ms. Lee wasn't at the meeting of July 16th and so did not vote.

OLD BUSINESS:

1. 877 ORIENTA AVENUE
2ND FLOOR ADDITION
ARNOLD WILE – ARCHITECT

Mr. Wile shared the elevation drawings on screen.

He said they were building a small addition between two existing 2nd floors. He pointed out the area where the addition is going. It can only really be seen from the front as there's no view from any house or road in the back. The finishes will match exactly.

Ms. Levin noted it doesn't have the same slope as the main roof. She said she could see why the slope is different as they have to go a little further out to line up with the existing façade.

Mr. Bintzer noted there's a lot going on. It's not elegant but said he guessed that's the way it is when you're trying to infill between two pieces that don't go together well in the first place.

There was no public comment.

Approved as submitted

Motion CL

Second IL

Passed 4-0

None opposed

Excused AM

2. 526-530 FAYETTE AVENUE
NEW COMMERCIAL BUILDING
GREGG DEANGELIS – ARCHITECT
GREG MASONE - OWNER

Mr. DeAngelis shared the renderings, drawings and finish samples on screen. He showed the side view as you come down Fenimore, and pointed out where they added banding in the base to animate it more. They also added more simulated wood grain panels as infill. There are bands on the frontage on Fayette where Ogden is to the right, and wrapping around on the side facing Ogden, they also added the bands in.

Mr. Bintzer noted they had broken up the monolithic character a bit. He wondered if it might be the rendering but said he didn't see much difference between the tile material on the lower floor and the panels above, the color being kind of the same.

Mr. DeAngelis replied that was part of the challenge with renderings. The rendering doesn't show the difference in textures. The tile has a variety of aggregate in it, whereas the panels are more even in color.

Mr. DeAngelis went through the landscaping plan which will include two new cherry trees, low vertical growing plants, foundation plantings and a green roof.

As there was some confusion sharing the material and color samples on screen, Mr. DeAngelis held up a sample of the gray and cedar Nichiha panels.

There was no public comment.

Approved as submitted

Motion IL

Second AW

Passed 4-0

None opposed

Excused AM

3. 355 PHILLIPS PARK ROAD

2ND STORY RESIDENTIAL ADDITION

ROBERT STANZIALE – ARCHITECT

NOTE: THIS APPLICATION WAS APPROVED 6/2/20 PRIOR TO THE PLANNING BOARD'S SEQRA DETERMINATION

Mr. Bintzer noted if nothing has changed there's not much to talk about.

Mr. Stanziale confirmed that nothing had changed.

There was no public comment.

Re-approved as submitted

Motion CL

Second IL

Passed 4-0

None opposed

Excused AM

NEW BUSINESS:

1. 1529 ROSE LANE

IN-GROUND POOL AND STAIR RELOCATION

BILL EINHORN – ARCHITECT

GUS CAPPARELLI – OWNER

Mr. Einhorn shared the site plan, elevation drawings, pictures, renderings and material samples on screen.

He said they were going to add a small pool in the side yard area with a terrace around it. The existing wood stairs will be moved to the left side area. There's

existing screening along Rose Lane and West Street. They will add additional screening on the corner of Rose Lane and in between Mr. Capparelli and his neighbor.

The terrace pavers will be Unilock, light gray, the coping will be West Hill Granite, the pool tile will be gray and a blue plaster. The fencing will be a simple black aluminum.

Ms. Levin asked about the lot coverage.

Mr. Einhorn replied they had been through engineering and done their calculations and that everything is in compliance. He didn't know the actual lot coverage percentage.

Mr. Bintzer noted it looks like a lot of coverage of impervious surface.

Mr. Einhorn noted the fence location on the site plan.

Mr. Bintzer would like to see the calculations of the lot coverage.

There was no public comment.

Approved with the proviso that the calculations of coverage will be submitted

Motion CL

Second IL

Passed 4-0

None opposed

Excused AM

2. 130 WAGNER AVENUE
ROOF MOUNTED SOLAR PANELS
SCOTT STEVENS – KASSELMAN SOLAR

Mr. Stevens stated it will be a 9.66 solar array consisting of 28 panels. The panels will be located on the front and rear roofs. The roof is high and sloped at 21 degrees, so the visual impact won't be too bad in front.

He shared the drawings, renderings and pictures on screen.

The panels are LG370. They are no glare, black on black. The roof is light gray.

Mr. Wollowitz noted that the panels on the front really won't generate power in the winter.

Mr. Stevens replied that was correct. The back roof isn't large enough to house all of the panels needed for the offset. As technology has advanced though, there are inverters that hit peak hours sooner, and start to produce more energy earlier in the day.

The tree in the front of the house will remain.

There was no public comment.

Approved as submitted

Motion IL

Second AW

Passed 4-0

None opposed

Excused AM

3. 712 OLD WHITE PLAINS ROAD
FAÇADE SIGNS AND AWNING FOR MARKET FRESH
ANDREW YANG – NIOLA D'SIGNS

Mr. Yang shared the drawings and rendering on screen.

There are 2 façade signs, 1 facing the main street and the other facing the parking lot. Underneath is a small black awning that will go around the entire frontage of the building. There won't be any wording on the awning. The channel letters will be illuminated on a raceway.

Mr. Bintzer noted that the sign on the parking lot side seems lower than the main sign. He thought it would look better if they related to each other more.

Mr. Yang replied he thought it was a rendering issue, and in fact they were at the same height. He thought the height difference in the signs themselves made it seem a little askew.

Mr. Bintzer noted that the right side one is above the center line between the awning and the roof and the parking lot side one is below the center line between the awning and the roof.

Mr. Yang noted they were trying to cover up the existing band on the façade. The channel will be painted the same color as the wall.

Mr. Wollowitz noted that the raceways should align. Mr. Bintzer noted that they should be painted to match the walls.

There was no public comment.

Approved with the proviso that the raceways will align and be painted to match the walls

Motion AW

Second CL

Passed 4-0

None opposed

Excused AM

4. 1540 RALEIGH ROAD
1 STORY ADDITION
MIKE BOETTCHER – DESIGNER

No appearance by applicant.

5. 1064 BAY HEAD
ROOF MOUNTED SOLAR PANELS
JAMES ROSARIO – DOMINION EXPEDITING

Mr. Rosario shared the drawings and pictures on screen.

There will be 43 panels with a rating of 15.05 kW. The property has a flat roof. The panels will not be visible from the street. There's a lot of tree coverage between the property and the neighbors. There isn't a home directly across the street. There will not be any trees removed.

There was no public comment.

Approved as submitted

Motion CL

Second IL

Passed 4-0

None opposed

Excused AM

6. 151 MAMARONECK AVENUE
 FAÇADE SIGN FOR CKO KICKBOXING
 JAMIE JONES – SAN SIGNS & AWNINGS

Ms. Jones shared the drawings on screen.

It will be a push-through light box. They are fitting the sign into the architectural panel on the building. The box is 6 ½" in depth and will be built out an inch to accommodate the molding. The color is a true match to the Pantone Matching System 123C. It's the same as the sign at their Central Avenue location.

Mr. Wollowitz asked what floor the business is on. If there are other businesses in the building, where will their signs go?

Ms. Jones thought a future sign could go on the other side of the building. She was not sure where the business was located in the building but she googled the address, which said CKO is on the 2nd floor.

Ms. Levin felt the colors of the façade and the signage just didn't click and didn't work together.

There was no public comment.

Approved as submitted

Motion CL

Second AW

Passed 4-0

None opposed

Excused AM

7. BOARD DISCUSSION OF PROPOSED TREE LAW

Mr. Bintzer noted that there is a severe penalty for removing a tree, but you could injure a tree ultimately killing it without as severe a penalty as removing the tree.

Mr. Wollowitz noted the term the tree at breast height of 5'. He pointed out that the reference to breast height was unnecessary and possibly could be construed as sexist as that height would be the breast height of a taller man. It was agreed it should just say at 5'.

Mr. Long will send the Board's comments to the Board of Trustees.

NOTE: Any application that must return to the next meeting must be submitted to the Building Department no later than August 21st to be placed on the next agenda.

NEXT BAR MEETING IS SCHEDULED FOR TUESDAY SEPTEMBER 1, 2020