

VILLAGE OF MAMARONECK
MINUTES

September 3, 2020

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

Minutes of the Board of Architectural Review meeting held on Tuesday
September 1, 2020 at 7:30 p.m. Online

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

B.A.R. APPROVED

9/17/2020



Mr. Bintzer welcomed interested parties' 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:

- A. The minutes of the meeting held on June 18, 2020 were approved.

Motion CL

Second AM

None opposed

Passed 3-0

Mr. Wollowitz and Ms. Levin weren't at the meeting of June 18th and so did not vote.

B. The minutes of the meeting held on August 20th were approved.

Motion CL

Second AW

None opposed

Passed 4-0

Ms. Maikish wasn't at the meeting of August 20th and so did not vote.

OLD BUSINESS:

No old business

NEW BUSINESS:

1. 1540 RALEIGH ROAD

1 STORY ADDITION ON SOUTH SIDE OF HOUSE

MICHAEL BOETTCHER – DESIGNER

Mr. Bintzer shared the drawings on screen.

Mr. Boettcher stated that it will be a new kitchen addition on the right side of the home. The siding, the roofing and the trim will all match the existing. There will be a small covered entry on the new addition, which will be held up by brackets. There will also be a bluestone stoop. A new covered entry will also be added at the existing front door with 2 columns instead of brackets. There will be French doors on the rear leading to a small landing. The column will hold up the overhang, tying it into the front elevation.

Mr. Bintzer noted that on the colored drawings the house appears blue, but it appears white in the pictures. He asked if the house was going to be refinished. He also asked about the tree in the front.

Mr. Boettcher explained that the color in the drawings is darker than the existing baby blue siding, which will remain. They will try to prune the tree. If it has to be removed, it will be replaced with a similar tree.

Ms. Levin asked about the material of the columns.

Mr. Boettcher said that they're structural fiberglass square columns painted white. He would like to see the red door changed to something more natural.

Mr. Bintzer asked if anything was changing on the rest of the house.

Mr. Boettcher said that the windows to the left of the front door leak and will be updated. The windows to the right of the front door will be replaced with triple windows. The upstairs windows will remain as existing.

There was no public comment.

Approved as submitted

Motion AW

Second IL

None opposed

Approved 5-0

2. 360 MT PLEASANT AVENUE

AWNINGS, BLADE SIGN AND GRAPHICS

NICK CONTRATA – SIGN DESIGN AND JC AWNING

VINNY MIATA AND TERRY MARTIN – BUSINESS OWNERS

NOTE: This application was heard last as the applicant was having trouble connecting to the meeting.

Mr. Wollowitz shared the drawings on screen.

Mr. Contrata stated that there will be 2 new awnings, slightly. To the right of the awnings will be a blade sign which protrudes about 4 ½" off the building with a 31" circle. There will also be 2 graphics, 1 on the garage door and 1 floating between the garage door and the side entrance door.

The graphic on the garage door is roughly 83" wide and 76" high, approximately 36-38" off the sidewalk. The other graphic is a north star decal that is approximately 120" wide and 90" high. Gooseneck lights will shine down

illuminating the logo on the awnings. Black trapezoid-like fixtures on the wall of the building are also lights which will shine down on the wall.

Mr. Bintzer noted that you're allowed 1 sign, but there seemed to be quite a few. The blade sign projects out more than the allowed 18" and is taller than allowed. The north star decal is a good deal larger than permitted. His initial impression was that there's too much going on.

Mr. Miata agreed that there's a lot going on. He said that the awnings and the sign that pops mean the most to them as the business is on Stanley Avenue which doesn't get much traffic, so people have trouble finding them.

Mr. Bintzer stated that he doesn't have a problem with the awnings and would suggest 1 sign over the door. He thought the graphic on the garage could stay and the north star decal would go. If the blade sign stays, it has to be within the required parameters. He wondered if keeping the blade sign within an 18" projection would be better than a façade sign. He suggested that if the larger blade sign is really important the applicant can go to Zoning to request a variance.

Ms. Levin stated that she agrees with Mr. Bintzer in terms of the north star. She thought the rest looks nice. The north star is too busy and conflicts with the other logo.

Mr. Bintzer stated that you're showing black on white in the drawings, but the building isn't currently white, it's more of a tan.

Mr. Miata stated that the building is currently off-white. The landlord has seen the design and is ok with what we've shown her.

Mr. Bintzer suggested showing how the transition will be made from the tan section of the building to the white section.

Mr. Miata asked if it would be beneficial if there was a wood or metallic frame to help make the transition.

Mr. Wollowitz shared the Google street view on screen and asked about the downspout on the left, which is the edge of the storefront.

Mr. Bintzer suggested a strip of metal painted the same color as the downspout to help with the transition between the different colors of the building. Ms. Levin agreed.

Mr. Miata summed up the Board's comments. The north star is too loud, the blade sign is ok as long as it's within the 18" permitted projection and it can potentially be located in a different position, the façade being painted a different color and the graphic on the garage door are also OK.

Mr. Wollowitz noted that he likes the creativity of the north star but it's too big.

Mr. Bintzer stated that there's a lot going on so he would be inclined to lose the north star but suggested putting a smaller one on the awning.

Mr. Miata noted that there are 2 entrance doors. He asked if they could have 2 signs.

Mr. Bintzer stated that there would have to be 2 businesses in order to have 2 signs.

Mr. Miata stated that they will come back to a future meeting with revised renderings.

Mr. Long asked how the Board feels about the illumination considering that there is a residential building across the street.

Ms. Levin stated that she didn't think the lighting would be an issue. The downlights shine down and will be more of an accent. The lights above the awnings will only reflect on the dark blue awnings and the blade sign is small.

Mr. Bintzer noted that the downlights are probably good for safety.

Mr. Miata stated that he didn't expect that the lights would be left on overnight.

There was no public comment.

The application was adjourned.

3. 1000 SEVEN OAKS LANE
DECK EXTENSION AND FIREPIT
PABLO LAGUARDA – ARCHITECT

NOTE: This application wasn't complete and should've been removed from the agenda.

4. 421 BEACH AVENUE
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW
STRUCTURE FOR CARPORT AND STUDIO
GREGG DEANGELIS – ARCHITECT
SUSAN OAKLEY - HOMEOWNER

Mr. DeAngelis shared the drawings on screen.

Mr. Bintzer asked if there was an existing site plan or drawings.

Mr. DeAngelis stated that they have the plot plan from when previous renovations were done to the house. Originally, the existing garage was going to be renovated. The new structure will have a carport, storage and an artist studio upstairs. The driveway will be redone with grass strips in between the pavers. The new building will have the same character and similar details of the existing house with the same roof shape, Hardie shingles, horizontal Clapboard siding, gutters and trim. The colors will all match the existing.

The carport will be on the lower level with steps up to the artist studio. The storage area will have an overhead garage door. There will be a small deck and a powder room.

The Board questioned why the right side of the new structure will be open without a door.

Mr. DeAngelis explained it's open as it's a carport and so the floor area doesn't count towards zoning.

Mr. Wollowitz asked if the new structure is taller than the existing garage.

Mr. DeAngelis replied no, it's not. It's 20' to the mean of the roof.

Mr. Bintzer noted that he thinks the entrance through the carport is unusual, but it won't affect the neighbors.

Mr. DeAngelis noted that there will be a lot of asphalt removed. The fences are existing.

There was no public comment.

Approved as submitted

Motion IL

Second CL

None opposed

Approved 5-0

ADMINISTRATIVE ACTION

Discussion Concerning the Board's Rules and Procedures

Mr. Long and the Board had a preliminary discussion of various topics including:

- The Board's process
- Certificates of Appropriateness
- Submission materials
- Historic districts
- Design guidelines
- Work sessions prior to meetings
- Start time of meetings

NOTE: Any application that must return to the next meeting must be submitted to the Building Department no later than September 7th to be placed on the next agenda.

NEXT BAR MEETING IS SCHEDULED FOR THURSDAY SEPTEMBER 17, 2020