

VILLAGE OF MAMARONECK  
MINUTES

May 28, 2021

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

Minutes of the Board of Architectural Review meeting held on Thursday May 20, 2021 at 7:30 p.m. Online

Present:

Bill Bintzer - Chairman

Cindy Lee

Ivonne Levin

Athena Maikish

Andy Wollowitz

Amber Nowak – Village Assistant Planner

Dennis Drohan – Village Assistant Building Inspector

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.

He noted that there is a full Board present and introduced the members and staff.

He asked that all parties in attendance for each application join the meeting at the start of the application being heard.

APPROVAL OF MINUTES:

The minutes of the meeting held on May 4, 2021 were approved.

Motion AW

Second IL

None opposed

Passed 5-0

OLD BUSINESS:

1. 1519 N. JAMES STREET  
21 ROOFTOP SOLAR PANELS  
MICHAEL MIELE – P.E.  
KARLA RANGI – HOMEOWNER

Mr. Miele shared the renderings and drawings on screen.

He stated that there are 2 proposals. One is for 21 black panels with white trim.

The other is for 16 all black panels, which will have 25% less production.

There was no public comment.

Approved as submitted for proposal #1 (21 black/white panels)

Motion CL

Second IL

Passed 5-0

NEW BUSINESS:

1. 15 SHORE ROAD  
VARIOUS EXTERIOR ALTERATIONS  
REX GEDNEY – ARCHITECT

Mr. Gedney shared the pictures and drawings on screen.

He stated that the front entrance will be redone. The existing wood structure above the front door will be removed. The window above the door will be

expanded and a small Juliet balcony will be installed. A small pediment will be installed above the front door.

A window behind the conservatory on the southeast elevation will be changed to a door. The kitchen window on the northeast elevation will be changed.

There was no public comment.

Approved as submitted

Motion CL

Second AW

None opposed

Passed 5-0

2. 515 FIFTH STREET  
EXTEND DORMERS, REPAIR ROOF AND NEW DECK  
STEPHEN MARCHESANI – ARCHITECT

Mr. Marchesani shared the pictures and drawings on screen.

He stated that the dormer will be extended on each side. The roof will be repaired on the right side where a tree fell. A new deck will be constructed on the right.

The siding will match the existing. The deck will have a white composite spindle railing with lattice below. The decking will be a light grey composite. A new sliding door leading to the deck will be installed.

Public Comment

John Steigler of 1307 Franklin Avenue stated that the deck will abut his backyard. He asked how deep and high the deck will be, noting that it could be a privacy issue.

Mr. Marchesani stated that the deck will be 16' deep and 4' off the ground.

Mr. Steigler was ok with that as he has a 6' fence.

Approved as submitted

Motion AW

Second CL

None opposed

Passed 5-0

3. 720 SENEY AVENUE

2<sup>ND</sup> STORY ADDITION

JENNIFER HUESTIS – ARCHITECT

HEATHER MITCHELL AND DARREN ESKOW – HOMEOWNERS

Ms. Huestis shared the pictures and drawings on screen.

She stated that the addition will be above the existing sunroom. Some of the existing deck over the sunroom will be maintained. The siding, shutters and roofing will match the existing. A Bilco door to the basement will be installed. A new white, composite railing will be installed in front the addition.

There was no public comment.

Approved as submitted

Motion IL

Second AM

None opposed

Passed 5-0

4. 652 SHORE ACRES DRIVE

2<sup>ND</sup> STORY ADDITION, POOL, SPA AND CABANA

BRANDOW STEWART OF MICHAEL LEWIS ARCHITECTS

KATIE HAAS OF WILLIAM KENNY ASSOCIATES

CAROLINE YOUNG AND STEVEN TRACHTENBROIT – HOMEOWNERS

Mr. Stewart shared the pictures, rendering and drawings on screen.

He noted that it's a heavily wooded lot and most of the work won't be visible from the street.

The existing impervious stone patios will be removed. The footprint of the 1<sup>st</sup> floor will remain intact except for a 1-story mudroom addition. A portion of the house will be built straight up for a master suite and a 2<sup>nd</sup> story will be built up over the garage. The new 2<sup>nd</sup> stories will be connected by a breezeway bridge. A 1-story pool cabana will be constructed off the rear of the garage. A series of decks will be constructed leading to a 20' x 35' in-ground pool.

The large Pin Oak tree in the rear will remain. There will be Bluestone paving stones between the deck and the pool and a low stone wall connecting the other end of the pool to the deck.

The supports for the deck and the cabana will be recessed. Plantings will be added around the area. Everything that's protruding towards the water's edge is being constructed above the base flood elevation.

There's existing iron fencing on both sides and along the rear. An iron gate will be installed under the breezeway bridge to complete the pool enclosure.

The finished floor of the house and cabana will be at 14' above sea level. The upper deck will be slightly below that. The grade around the pool will be 7' – 8'.

Two large bay windows will replace the 4 existing windows on the façade. A new front door with a canopy over it will be installed.

Mr. Stewart shared the landscape plan on screen. Katie Haas, the landscape architect, stated that 90% of the plantings will be native. One non-native Crabapple tree will be removed. The planters on the deck will have trailing plants. The existing plantings along the seawall will remain as well as 3 small existing trees.

Mr. Stewart noted that the pool equipment will be completely enclosed in the garage, above the flood area.

The siding will be Hardie-Board, Heathered Moss. The shutters will be Autumn purple. The roof will be Hunter green Timberline shingle. The windows will be Marvin.

Ms. Levin noted that the garage windows don't line up with the house and breezeway bridge on the front façade.

Ms. Stewart stated that's because it's set back 2' – 3' and they want to keep the roof pitches equal. Also, the ceilings in the office above the garage are higher than in the breezeway bridge.

There was no public comment.

Approved as submitted

Motion CL

Second AW

None opposed

Passed 5-0

5. 850 RUSHMORE AVENUE  
DEMO OF GARAGE, NEW 2-STORY ADDITION  
PETER ALTOMARE OF MICHAEL LEWIS ARCHITECTS

Mr. Altomare shared the pictures and drawings on screen.

He stated that the garage will be demolished and replaced with an addition with a terrace. The addition will be modern.

The new siding on the existing house will be IPE and grey Hardie-Board clapboard. The existing brick façade will be removed from the center section and be replaced with a Stonington grey painted stucco finish. The siding on the addition will be a Rainscreen grey IPE. The metal trim and frames on the addition will be a dark bronze. The Hardie soffit and fascia panels will be Night grey. Some of the existing parts of the house with the Hardie paneling will tie in with some of the soffit conditions on the new addition. The windows on the addition will be Marvin, dark bronze. The new garage door will be frosted glass panels with dark bronze metal trim. The front railing will be bronze with stainless steel cables and a Mahogany cap.

There will be some landscaping done. The tree in the front will remain. The driveway will be gravel.

Ms. Maikish noted that it looks quite different than other houses and the beach clubs in the neighborhood.

Mr. Altomare stated that there are 5 modern houses 2 or 3 blocks before this house.

Mr. Bintzer noted that a better effort could've been made to tie the existing and new together more. It looks like an addition and is not a unified composition.

Mr. Altomare stated that there are large trees and plantings in front of the house, you don't see this part of the house.

Ms. Levin felt that although she likes the modern look there could be more of a relationship between the new addition and the house.

Ms. Maikish felt that it stands out too much.

Michael Lewis stated that the rainscreen allows the material to be completely flush. The neutral grey tones compliment the natural materials in a way almost like steel or glass would. He noted that as you approach the house it's very much a corner. The wood mass turns the corner in a really nice way.

There was no public comment.

Approved as submitted

Motion IL

Second CL

Opposed AM

Passed 4-1

6. 275 MAMARONECK AVENUE  
FAÇADE RENOVATIONS  
BERRY HEARN – ARCHITECT  
ADAM BARTLETT – PASTOR

Mr. Hearn shared the survey, pictures and rendering on screen. He stated that the building was formerly a drug store and drycleaner. It will be used as a church now. There will not be any additions to the building.

The existing painted brick veneer will remain. The doors where the drycleaner was will be infilled with veneer. The upper storefront will appear pretty much as it is, but the existing metal siding has deteriorated and would be replaced with similarly colored EFIS. He shared a rendering showing white stucco above the existing windows and brown stucco/EIFS above the white. It will not wrap around the building. The other 3 walls will be painted.

Mr. Hearn noted that the signage requires a separate permit and is not part of this application.

Ms. Levin and Ms. Lee noted that they would like to see what the walkway side will look like.

Mr. Hearn stated that the existing aluminum storefront will be replaced. The windows will remain windows.

Mr. Bartlett shared the front façade drawing on screen.

Mr. Bintzer pointed out differences between the rendering and the drawing.

Mr. Hearn stated that they haven't been able to do exploratory demolition as their building permit hasn't been issued. Until they have done the exploratory work, they could not finalize the façade design. He noted that the rendering was done earlier.

Mr. Wollowitz noted that the signage in the rendering appears bigger than allowed by Code. Also, as there will be 1 façade sign where there used to be 2, there will be a lot of blank space.

Mr. Hearn reiterated that they needed to do exploratory demolition in order to finalize the façade design and signage.



Mr. Droган noted that the Board can approve what is proposed (not including the signage) with the understanding that if there will be changes after the exploratory demolition is completed, the applicant would have to come back for additional approval.

#### Public Comment

Lauren Perone Jones stated that this is the heart of the business district. The wall where the drycleaner used to be is a lot of nothing. It'll be a huge, dead space. It's not indicative of the business district.

#### End of Public Comment

Mr. Hearn stated that the utility closet and bathrooms will be in that area, which is why the storefront will be closed up.

Ms. Nowak suggested a mural, an additional bike rack or a bench.

Mr. Bartlett suggested landscaping.

Mr. Wollowitz noted that it looks warehousy, the left side needs more articulation.

Mr. Bintzer suggested a motion to vote on the front elevation, exclusive of the signage and sending a letter to the Planning Board encouraging landscaping to alleviate the blank wall.

Motion CL

Second AW

Vote to approve failed:

Ayes – BB

Nays – AW, IL

Abstain – AM, CL

The board discussed with the applicant that there was general discomfort approving the design until it was further unresolved and wanted to see steps taken to alleviate the blank street presence and better integrate it into the streetscape.

Mr. Bintzer stated that he would send a letter to the Planning Board suggesting allowing sidewalk plantings or other streetscape improvements and permitting a limited building permit for exploratory demolition to develop the façade design.

The applicant would then be able to finalize the design and reapply for a final building permit.

Ms. Maikish left the meeting at 10:15 p.m.

Mr. Bintzer noted that there was now only 4 Board members. Three votes in favor are needed for approval.

7. 530 OAKHURST ROAD  
NEW SINGLE-FAMILY DWELLING AND IN-GROUND POOL  
GREG LEWIS – ARCHITECT

Mr. Lewis shared the drawings, pictures, aerial map and rendering on screen. He stated that the proposed house will be 5,067 sf where 5,263 sf is allowed. The zoning setbacks and lot coverage will be met. The site is very long and it's a simple linear design. An in-ground pool is proposed in the rear.

The metal roofing over the entry will be Musket grey. The Maybach tiles will be pre-finished, stained grey. The stone veneer at the entry will be laid in a large brick pattern. The roof will be Asphalt shingle. The stucco will be white, it'll be real stucco, not EFIS.

Mr. Wollowitz noted that it's a little bank looking. It's very symmetric and regimented. The façade is very long.

Ms. Lee noted that she likes the overall feel of it, but it seems a bit corporate looking. There are a lot of finishes.

Public Comment:

Michael Goldberg of 618 Oakhurst Road stated that Oakhurst Road has about 20 houses on it. Fifteen of the 20 are on this call opposed to the project. It doesn't look like any other house on the street. The size is out of proportion. The other houses on the street are Tudors and Colonials, 2,000 – 3,000 sf.

The sign went up 3 days ago. The Town Code says neighbors are supposed to get 20 days-notice of the hearing. You haven't seen all of the houses on the street. We believe the calculation of the size of the house is incorrect.

Ms. Nowak stated that in terms of the sign posting, that's not the interpretation that the Village's consultants have determined. The applicant isn't in non-compliance.

Mr. Lewis stated that he has a determination from the Building Department stating that Zoning and Planning aren't required.

Alyssa Goldberg echoed Michael Goldberg's objections. She also stated that the Board should walk the street to see that the proposed house doesn't fit in.

Nick Barnhorst of 520 Oakhurst Road stated Oakhurst is a mix of Colonials and Tudors, it's a cute street. The proposed house looks like a hotel or motel. It doesn't fit with the character of the street or neighborhood.

Mark Sherrid of 625 The Parkway stated that the proposed house is graceless and charmless. The entrance looks like the entrance to a hotel or apartment building.

Beverly Sherrid stated the proposed house is double the size of the other houses in the neighborhood. It doesn't fit in, it's not pretty and it's out of character.

Mr. Bintzer noted that zoning allows a 5,000 sf house. He asked if there's a zoning issue or a design issue.

Mrs. Sherrid replied that she has an issue with both aspects.

Stewart Sterk of 533 Oakhurst Road stated that the combination of size and style is the problem. A 5,000 sf house might fit if it were in the style of the neighborhood. The proposed house is very institutionalized looking and overwhelms everything else in the neighborhood.

The architect didn't include the 500 sf of the garage in the calculations.

Also, having a pool with a stone patio in an area that floods and where the runoff goes towards other houses could present a serious problem.

Kathy Maloney of Shore Acres Drive stated that her property abuts this property. She said she agreed with everything that had been said. Also, she was concerned with privacy as there were so many windows and was also concerned with light, noise and the location of the pool.

Jon Michaels of 539 Oakhurst Road stated that the proposed house doesn't fit the character of the neighborhood. The lot is so long, the house is dramatically different in terms of length. It might be possible to have a 5,000 sf house, but it would have to be deeper and not as long across the front.

RyaLynn Carter of 544 Oakhurst Road stated that she agreed with her neighbor's sentiments. The proposed house is surprisingly large and out of size with the neighborhood. She said she was not sure the developer needed to maximize every square inch of the property. She said that when her children were playing in her screened porch, they would be 12' from a generator.

Priscilla and Norberto Chaclin of 615 Oakhurst Road stated that they agreed with the neighbors. No other house looks like this house. It would stand out in the neighborhood. The owner is a developer who isn't invested in putting up a house that's in keeping with the neighborhood. It looks like a dental office, not a house.

Emily and Phil Durand of 575 Shore Acres stated that they're concerned with the size of the proposed house. The largest home on the street is 3,700 sf. They shared a chart of house sizes in Shore Acres on screen and stated that this would be the 5<sup>th</sup> largest house in Shore Acres including the marquee properties. The

length of the frontage is massive. We shouldn't be concerned about the developer's profitability.

They suggested that perhaps the pool fencing wasn't shown because it would make it look like a prison or school.

The new house at 648 Shore Acres is like smurf's village when you draw in the rest of the houses. You can see it from the other end of the street.

Amanda Kearney of 521 Oakhurst Road stated that she echoes the sentiments of her neighbors. The rendering and scale don't keep with the beauty of the street. The community here is strong, the developer has no intent to build upon that community.

She said the pool and patio in the flood-prone area went against every fiber of her being.

Alison Stabile of 572 The Parkway stated that it doesn't fit in the neighborhood.

There are many water problems in this neighborhood, and he was concerned about the impervious surfaces in the proposal. The property has been able to suck up water and protect the neighbors.

He felt the neighbors would be deprived of quality-of-life issues such as air, light and space. He said the board needed to look at the impact the new house on Shore Acres Drive has had on the neighbors.

End of Public Comment

Mr. Bintzer read the Board's purview from the Code.

The Board members acknowledged the neighbor's concerns and the fact that none of the neighbors spoke in defense of the proposal.

Mr. Lewis stated that he embraced the site and the length of the site but understands that the design is inappropriate for the neighborhood. He will change the mass and scale and come back to a future meeting. The application was adjourned.

8. 453 PALMER AVENUE  
NEW DRIVEWAY AND WALKWAY  
VERONIQUE FERVAL – HOMEOWNER  
OSCAR VARGAS – TERRA FERMA CONTRACTING  
MICHAEL STEIN – P.E.

Mr. Stein shared the site plan and pictures on screen. He stated that the driveway will be reconstructed with access to the existing garage. There will be a courtyard/patio area in front of the garage. There will be new walkways in the front and rear.

The driveway will be Cobblestone on the street end and the patio area will be a pea gravel surface.

Mr. Bintzer asked about the studio that was in the description of work on the building permit application.

Ms. Ferval stated that that was a mistake. The exterior of the garage isn't changing at all but will be used as a studio. The driveway will be expanded as you go to the garage to create a seating area.

Ms. Levin asked if there are drawings for the proposed pergola.

Ms. Ferval stated no, it will be 12' x 12'. It will be between the driveway part and the sitting area. The columns will be in the 4 corners.

Mr. Vargas stated that the pergola will be pressure-treated wood. He tried to present a picture.

Ms. Nowak noted that all materials have to be submitted prior to the meeting as they need to be posted publicly.

Mr. Vargas stated that the apron of the driveway will be Cobblestone. The driveway and the walkways will be lined with Belgian block.

The Board agreed to vote on the driveway and walkways part of the application but not the pergola.

There was no public comment.

Approved as submitted not including the pergola

Motion AW

Second IL

None opposed

Passed 4-0

#### ADJOURN MEETING

On motion of Mr. Wollowitz and seconded by Ms. Lee , the meeting was adjourned at 11:55 p.m.

All in favor?

None opposed.

NEXT BAR MEETING IS SCHEDULED FOR TUESDAY JUNE 1, 2021