

VILLAGE OF MAMARONECK
MINUTES

June 4, 2021

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

Minutes of the Board of Architectural Review meeting held on Tuesday June 1, 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 Drogan – 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.

He noted that the approval of the minutes for the meeting held on May 20th will be deferred until the next meeting.

OLD BUSINESS:

1. 453 PALMER AVENUE
RECONSTRUCT DRIVEWAY, NEW WALKWAYS AND SITTING AREA IN FRONT
OF GARAGE
VERONIQUE FERVAL – HOMEOWNER
OSCAR VARGAS – CONTRACTOR

Ms. Nowak shared the pergola plan and pictures on screen.

Ms. Ferval stated that the pergola will be 12' x 12' and will be at the entrance of the driveway.

Mr. Vargas stated that the posts will be 54" into the ground with concrete.

Mr. Bintzer noted that there aren't any details on the drawings – it's just a sort of diagram.

Mr. Vargas stated that it will be built as shown in the pictures. The legs will be covered in stone veneer. Mr. Bintzer note that the drawing did not show any stone veneer either.

Ms. Ferval stated that it won't be at the foot of the driveway, it'll be further down the driveway as shown on the site plan.

Ms. Lee noted that it would be helpful to see a rendering.

Mr. Bintzer noted that he'd like to see how it will be built.

Ms. Levin noted that a drawing is needed.

On motion of Mr. Wollowitz and seconded by Ms. Lee, the Board voted on the application.

Ayes: None

Nays: CL, IL, AW, BB

Abstain AM

The application was rejected 4-1.

Mr. Drogan advised Ms. Ferval to contact him for guidance on the drawing.

Public Comment

Michael Geary, the applicant for the next application, stated that as an engineer he felt that everything structural is shown on the CAD plan.

NEW BUSINESS:

1. 680 BARRYMORE LANE
SEVEN ROOF MOUNTED SOLAR PANELS
MICHAEL GEARY, P.E. – HOMEOWNER

Mr. Geary shared the drawings, pictures and rendering on screen. He stated that the panels will be black and will be on the front of the house. The piping will be underground. He noted that the roof will be replaced sometime in the future with gray shingles so there will be less contrast with the roof and the solar panels.

Ms. Levin asked if the panels will be centered on the main roof.

Mr. Geary replied that they will be centered.

There was no public comment.

Approved with the condition that the panels will be centered on the main roof.

Motion IL

Second AW

None opposed

Passed 5-0

2. 540 LAWN TERRACE

NEW ROOFING, SIDING, WINDOWS AND FRONT PORCH

ANDERW NUZZI – ARCHITECT

BOB AND RANDI ROBINOWITZ – HOMEOWNERS

Mr. Wollowitz recused himself as he knows Ms. Robinowitz.

Mr. Nuzzi shared the drawings on screen.

He stated that the house will be stripped down. All new siding, roofing, windows and doors will be installed. Also, the front overhang will be cut back and the 2nd floor Juliet balcony will be removed. The new front porch will come out 7'.

The new windows will be Anderson 400 series with white PVC trim. New stone veneer will be added on the foundation wall. There will be a new gable over the entrance and the chimney will be re-flashed.

The Robinowitzs shared the material samples and pictures on screen.

They stated that the siding will be smooth Hardie-Board, light grey. The roofing will be Timberline Charcoal shingle. The front door will be black. The porch flooring will be a gray stone with blue/gray stone on the steps and around the porch.

There was no public comment.

Approved as submitted

Motion AM

Second IL

None opposed

AW recused

Passed 4-0

3. 711 FOREST AVENUE

NEW PORTICO

PAIGE LEWIS – ARCHITECT

BEN SENDERS – HOMEOWNER

Ms. Lewis shared the drawings and pictures on screen.

She stated that the existing stoop will be covered with a portico with 2 load bearing columns. The existing brick veneer will be replaced with Cedar siding to match the rest of the house. The gable roof over the portico will be Asphalt shingles.

There was no public comment.

Approved as submitted

Motion IL

Second AW

None opposed

Passed 5-0

4. 316 HEATHCOTE AVENUE

2ND FLOOR ADDITION, RE-CLAD THE HOUSE AND COVERED PORCH

MICHAEL RODRIGUEZ – ARCHITECT AND HOMEOWNER

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

He stated that the addition will be 310 sf bump-out on the side of the house into the yard and really won't be seen from the front. The existing stucco will be replaced with Hardie-Board siding. An L-shaped porch will be constructed on the northeast elevation.

The Hardie-Plank siding on the lower portion of the house will be Deep Ocean. It will be Gray Slate on the 2nd floor. The trim will be white PVC. The new roofing will be brown.

There was no public comment.

Approved as submitted

Motion CL

Second AW

None opposed

Passed 5-0

5. 413 WARREN AVENUE
REMOVE DECK FOR NEW 3 SEASON SUNROOM
CRAIG AND MARGARET LEDDY – HOMEOWNERS
JAMES HUGHES – ARCHITECT

Mr. Leddy shared the pictures and sunroom drawing on screen. He stated that the rear deck will be replaced with a 3-season sunroom. The sunroom will have a cathedral ceiling, a lot of large windows and a sliding door. It will be white.

Ms. Nowak shared the engineer's drawings on screen.

Mr. Hughes stated that the sunroom will be a vinyl pre-fab structure. The roof will be structural foam glued to plywood with Asphalt shingles on top of the plywood. It will be 12' wide with a 10' projection.

Mr. Leddy stated that the existing lattice will be replaced with a similar lattice.

Mrs. Leddy stated that the existing stone stairs and patio will remain. A 6' slider will be installed that will lead you to the patio. There will not be any new railings. The new roof will match the existing.

There was no public comment.

Approved as submitted
Motion CL
Second AW
None opposed
Passed 5-0

6. 532 THIRD STREET
REAR/SIDE YARD ADDITION
GIOVANNI ZAPATA – ARCHITECT
FELIPE AND MARIELLA VALQUI – HOMEOWNERS

Mr. Zapata shared the drawings and pictures on screen.

He stated that the 1st floor addition will cover the existing deck. There will not be any changes to the front of the house. The addition will connect the 1st floor and basement. The style of the house will continue using the same materials, vinyl siding and windows, Asphalt roof shingles, stucco at the foundation and white PVC trim. The existing solar panels will remain.

Ms. Levin noted that the corners look heavy.

Mr. Zapata replied that he was matching the trim in other areas and it's just how it looks in the rendering.

There was no public comment.

Approved as submitted

Motion AW

Second IL

None opposed

Passed 5-0

7. 144 HIGHVIEW STREET
NEW WINDOWS
JACOB ARULDHAS – HOMEOWNER
JAN ASONG – ARCHITECT

Ms. Nowak shared the drawings and pictures on screen.

Ms. Asong stated that the existing window on the east wall is an 11' long picture window. It will be replaced by 4 stationary windows that will be 4.5' wide, 6' high with a 12" sill height. They will be centered under the gable.

A window on the north wall will also be replaced. It will match the height of the 4 new windows on the east wall.

The existing window on the east wall will be installed in the garage workshop in the basement level. Also, 2 windows in the family room will be replaced with a slider.

Mr. Bintzer asked about the stairway in front of the replaced workshop window.

Ms. Asong explained that the stair floated clear of the wall and would not interfere with the window.

Mr. Wollowitz asked if they were sure the window being relocated was a single unit and not three units. Ms. Ason said she could not be positive but based on her exploration that was her best assessment. Mr Wollowitz asked if it were not a single unit would they still relocate all three units to the workshop. Ms. Asong said that in that case they would likely eliminate the one under the stair. She went on to mention that the owner hoped to expand his deck in the future and relocate the stair.

There was no public comment.

Approved as submitted

Motion AW

Second CL

None opposed

Passed 5-0

ADJOURN MEETING

On motion of Mr. Levin and seconded by Mr. Wollowitz, the meeting was adjourned at 9:30 p.m.

All in favor?

None opposed.

NEXT BAR MEETING IS SCHEDULED FOR THURSDAY JUNE 17, 2021