

VILLAGE OF MAMARONECK
MINUTES

May 6, 2021

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

Minutes of the Board of Architectural Review meeting held on Tuesday May 4, 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 April 15, 2021 were approved.

Motion AW

Second CL

None opposed

Passed 5-0

OLD BUSINESS:

1. 594 ALDA ROAD

IN-GROUND SWIMMING POOL, TERRACE AND FIRE PIT

GARY KLIGMAN – HOMEOWNER

THOMAS HAYNES – ARCHITECT

WAYNE CLEE – SHORELINE POOLS

This application was approved by the Planning Board of March 24, 2021.

Mr. Haynes shared the site plan, pictures and finish samples on screen.

He stated that a 38'x18' inground pool with a patio around it is proposed. The patio will be 50'x24', for a total of 516 sf of paving. A stand-alone freestanding 36"x36"x18" gas fire pit is also proposed, as well as fencing.

On the left (south) side is an existing chain link fence. A white fence is adjacent to the chain link fence. The existing chain link fence along the rear will be removed. On the right (northeast) side is an existing stockade fence. A new stockade fence to match that fence will be installed along the rear and left side.

The pool equipment will be in the northeast side of the property. It will be screened with a 4' wood fence and shrubbery. The fire pit will be located in the middle of the yard, behind the existing stairwell.

The patio around the pool will be medium grey Ash Granite pavers. The fire pit will have American Granite stone veneer on all 4 sides. The stockade fence will be cedar and will match the existing when weathered. The pool cover will be grey.

Public Comment:

Sandra Schwarz of 595 The Parkway asked if the rear fence will be higher than 4' and if there would be plantings in the rear corner.

Mr. Haynes replied that the fence will be approximately 5' in height to align with the side fence and yes, there will be plantings in the rear corner.

End of Public Comment

Mr. Bintzer noted that the lot coverage is tight. It will be addressed by the Building Department if necessary.

Approved as submitted

Motion CL

Second IL

None opposed

Passed 5-0

NEW BUSINESS:

1. 437 MAMARONECK AVENUE
RECOVER AWNING AND NEW BLADE SIGN FOR ULISES'S BUTCHER SHOP
DANIEL PETRONE – SIGN DESIGNER

Mr. Petrone stated that the existing awning will be recovered in black. The blade sign will be a 2-sided 24"x18" cutting board with the sign being 11"x15". He shared the drawings on screen.

The blade sign will be on a 30" pole. It will be a 2-sided butchers block with ½' central cut letters painted black. The logo will be 11"x15" and the words butcher shop will be 3" tall. The proposed location of the blade sign is near the top of the gutter on the building.

Mr. Bintzer noted that the blade sign is required to have at least 8' of clearance underneath it. Also, it can't project more than 18". He also noted that he doesn't think there are any other blade signs on Mamaroneck Avenue.

Mr. Petrone suggested turning the blade sign so it would be 18"x24".

The Board members were generally ok with the idea of the blade sign but noted that they need to see a proper rendering of its' placement on the building.

Mr. Bintzer noted that the existing window sign needs a permit. Ms. Lee noted that the logo on the window and the blade sign don't match.

Mr. Drogan stated that the logo on the window is clear around the lettering. The image of the cow, the name and the knives are clouded. He also noted that there are 2 other businesses on Mamaroneck Avenue with blade signs.

There was no public comment.

Mr. Petrone will submit revised drawings for the blade sign.

Approved as submitted for the awing only

Motion IL

Second CL

None opposed

Passed 5-0

2. 801 EAST BOSTON POST ROAD

FAÇADE SIGN FOR THE SHUTTER AND SHADE SOURCE BY LANERA

JAMES POLINSKY OF SIGNS INK

Mr. Polinsky shared the drawings on screen.

He stated that the sign will be illuminated channel letters. The largest letter will be 15". The letters will have black sides with a white outline and blue vinyl.

There was no public comment.

Approved as submitted

Motion CL

Second AW

None opposed

Passed 5-0

3. 137 MAMARONECK AVENUE
AWNING FOR ELEGANCE SALON
DANIEL BABAYEV – BUSINESS OWNER

Ms. Nowak noted that the notification sign didn't include the Zoom link as the location of the meeting. The Zoom link is available on the Village website and on the agenda.

Mr. Drogan noted that the notification sign for the butcher shop also didn't have the Zoom link.

The Board felt comfortable proceeding with the application.

Mr. Babayev shared a rendering on screen.

He stated that the awning will be Navy blue with white lettering and a skirt at the bottom. The awning will match the one at his business in Rye.

Mr. Bintzer noted that the building has a sign band on it and the neighboring business has a sign. He asked, why have an awning?

Mr. Babayev replied that clients like to have cover under the awning when it rains. Also, it's his 2nd business location and he'd like it to look similar to his other location. He also stated that the owner of the tailoring shop next door doesn't mind if he installs an awning.

Ms. Levin noted the differences in the signage of the neighboring businesses, it's confusing and busy.

Mr. Bintzer noted that it's not very attractive and the building is designed for a façade sign.

Ms. Lee noted the branding and covering for clients.

Mr. Wollowitz didn't feel it was any busier than other parts of Mamaroneck Avenue.

Ms. Maikish felt that this part of the street blends in too much, you don't even notice the businesses. She likes that it pops.

There was no public comment.

Approved as submitted

Motion AW

Second AM

Opposed BB

Abstain IL

Passed 3-1

4. 809 OLD POST ROAD
ABOVE-GROUND POOL
ANTONIO LABRIOLA – HOMEOWNER
PHIL GAETANO – TROUBADOUR POOLS

Ms. Nowak shared the specs, survey and pictures on screen.

Mr. Labriola stated that it will be a 16'x24' oval shaped above-ground pool parallel to the existing deck on the rear of the house. The steps from the deck will go into the pool. There are evergreens around the property 8 – 9' in height. There is also chain link and wood fencing around the property.

Mr. Gaetano noted that the pool will be the same height as the deck. The pool will be surrounded by a fence that will be attached to the body of the pool. There will be a self-closing, self-latching gate on the deck. There won't be any cladding on the pool.

Mr. Bintzer noted that the pool will stick out beyond the edge of the deck, unlike the way it's drawn in on the survey.

Mr. Labriola replied, yes it will stick out towards the cement patio.

There was some confusion as to the dimensions of the deck, which led Mr. Bintzer to question how the pool would be flush with the deck to enable the stairs to be used to access the pool.

Mr. Drogan noted that he will look at it more closely during permit issuance review. He didn't think that there were any issues with the Board voting on it with respect to issues within the B.A.R.'s scope. He also noted that the pool equipment isn't shown on the survey.

Mr. Gaetano stated that the pool equipment will be located where the filter is indicated on the survey. The equipment will be on a cement base at least 6' away from the pool as required by Code.

Ms. Maikish noted that the pool equipment gets hot and should be enclosed as to prevent injury to children.

Mr. Bintzer noted being uncomfortable granting approval without a proper drawing, but for Board purposes there aren't really any B.A.R. issues since everything is behind the house and generally screened from view.

Ms. Maikish noted that the notification sign has been on the property and no neighbors have spoken against the proposed pool.

There was no public comment.

Approved with the proviso that a straight portion of the pool will conjoin with the deck.

Motion AW

Second CL

None opposed

Passed 5-0

5. 1519 N. JAMES STREET
 21 ROOFTOP SOLAR PANELS
 MICHAEL MIELE - P.E.
 KARLA RANGI – HOMEOWNER

Mr. Miele shared the drawings and pictures on screen.

He stated that there will be 21 black panels on the front of the house. The panels aren't contiguous based on the offsets at the top due to the chimney location on the top and the fire access on the sides. The panels can't go on the rear of the house as the production wouldn't be worth it. The proposed configuration gives the most production.

The panels are on the front and are visible from the street.

Mr. Bintzer noted that the layout as proposed was disorderly and unattractive but if 3 panels were removed the remaining panels could be centered and aligned in a block.

Ms. Levin agreed with Mr. Bintzer. Ms. Lee noted that it looked messy.

Mr. Miele suggested removing the 2 panels on the south side and moving another to make it symmetrical.

Ms. Rangi stated that she has revised the design, but it hasn't been submitted to the Board.

Mr. Bintzer noted that a revised plan showing the proposed layout as it is to actually be built needed to be submitted.

The application was adjourned.

6. 225 FRANK AVENUE
 2 STORY ADDITION, 2 FRONT DORMERS, CANOPY ALTERATION, NEW
 WINDOWS, DOORS, SIDING AND ROOFING
 KIMBERLY MARTELLI – ARCHITECT
 RICHARD AND SASHA BAYER - HOMEOWNER

Ms. Martelli shared the pictures, renderings, drawings and material samples on screen.

She stated that a 2-story rear addition, a rear bluestone patio, 2 front dormer additions and a canopy addition to the front vestibule are proposed.

The front dormers will align with the ridge of the roof at maximum height. They will have casement windows. The windows will be black with white trim and black louver style shutters. The entire house will have Hardie-Plank Deep Ocean siding. The roofing will be Asphalt shingle. The shallow roofing toward the back will be EPDM roofing. The windows and doors will all be new with a combination of casement and double-hung windows.

There was no public comment.

Approved as submitted

Motion IL

Second CL

None opposed

Passed 5-0

Ms. Maikish left the meeting at 9:30 p.m.

Mr. Bintzer noted that there were now only 4 Board members, and 3 votes are needed for approval.

7. 1069 BAY HEAD

IN-GROUND POOL, SPA, PATIOS AND STEPPING-STONES

CHERYL RUSS – GLEN GATE COMPANY

NICK AND JENNIFER BARNES – HOMEOWNERS

This application was approved by the Planning Board on 4/14/21.

Mr. Russ shared the site plan, renderings, plant materials, material samples and drawings on screen.

She stated that an 18'x38' foot in-ground pool, hot tub, patios, stepping-stones and basement egress are proposed. The existing bump-out on the deck will be removed. The deck will be sanded and sealed in gray. The stepping-stones will be

light colored with a synthetic turf between the stones. The pool equipment will be on the left side of the house. There is existing perimeter fencing, black chain link along the rear and wood on the sides. There won't be any trees removed. There will be light grey stucco on the sides of the stairs leading to the basement. The stairs will be bluestone treads.

Mr. Drogan noted that the stairs will need handrails. The fencing will need closures on the gates and the windows will need to be alarmed.

There was no public comment.

Approved as submitted

Motion AW

Second CL

None opposed

Passed 4-0

8. 1040 COVE ROAD

IN-GROUND POOL, PATIO, STEPPING-STONES AND RETAINING WALL

JOHN DEFEO – SHORELINE POOLS

PHIL AND CINI PALMER – HOMEOWNERS

Mr. DeFeo shared the site plan, pictures, rendering and material samples on screen.

He stated that the coping will be bluestone rectangular pattern. The retaining wall at one end of the pool will be Fieldstone with a bluestone cap. The pool finish will be medium grey quartz. The pool cover will be grey. The pool equipment will go behind the house in the area of the existing generator. It will be screened with additional plantings.

There is tall reed grass along the rear of the property with vacant land behind. There are existing arborvitae between the neighboring house, the arborvitae will be continued. There are mixed evergreens between the other neighboring house. There is an existing 4' high black aluminum fence around the property. The doors and windows will be alarmed.

There was no public comment.

Approved as submitted

Motion IL

Second CL

None opposed

Passed 4-0

9. 595 THE PARKWAY

SIDE/REAR ADDITIONS, PERVIOUS DECKS AND BLUESTONE PATHS

BRANDOW STEAWRT AND MICHAEL LEWIS OF MICHAEL LEWIS ARCHTIECTS

SANDY AND DON SCHWARZ – HOMEOWNERS

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

He stated that there will be a few 1 story additions to the existing 1 story house. There will be a 5' extension in rear corner, a 14' extension off the side, a 14' wide screened porch and a mudroom/powder room addition that links the kitchen to the existing garage.

The existing brick patio and impervious wood deck will be removed. The proposed decks will be pervious.

The existing height to the underside of the roof gables is low. We're going to shed up on the roof in the rear and front to gain more height.

There will be additional plantings as indicated on the landscape plan. A new stockade fence will be installed in the rear corner backing up to 594 Alda Road.

The decking will be a fiber on composite in Graphite. The siding will be Hardie-Plank, smooth Pewter. The trim will be Hardie-Plank, Iron-grey. The windows will be black Marvin. The roofing will be Timberline charcoal shingles. The railing around the rear deck will be mahogany. The garage door will be a Raynor plank style.

There was no public comment.

Approved as submitted

Motion CL

Second AW

None opposed

Passed 4-0

10.420 MELBOURNE AVENUE

1 AND 2 STORY ADDITIONS, REAR SCREENED PORCH, FRONT ROOFED PORCH, REAR WOOD DECK AND STAIRS, DEMOLITION OF EXISTING GARAGE, 1 ½ STORY BARN WITH 1 STORY ROOFED PATIO
MARK MUSTACATO – ARCHITECT
KARL AND MARTINE BROWN – HOMEOWNERS

Mr. Mustacato shared the drawings, pictures and material samples on screen. He stated that the front porch will be rebuilt and wrapped around the right side of the house. A 2-story addition on the right side and a 1-story addition in the rear are also proposed. A screened porch and wood deck are also proposed in the rear. Also, a 1 ½ story barn building is proposed at the back of the property.

The entire house will be resided with Hardie-Plank, Arctic white. The roof will be Timberline shingles, Pewter grey. The shutters will be PVC, Forest green. The porch railing will be white, the flooring will be tongue and groove fir. The deck flooring will be Timbertech, Vintage mahogany. The windows will all be new, Andersen, white.

The 1 ½ story barn will be in the left corner of the property. Quite a few properties in the neighborhood have barn structures like this. It's a prefabricated post and beam structure. We're aware that one of the neighbors contacted you about the barn. Mr. Brown took pictures of the barn structures in the neighborhood, which were shared on screen. The barn siding will be Forest green, vertical pine. It will have an overhead door out to the porch area. The windows will be green. The cupola will be white Azek with a copper roof.

Mr. Brown shared the Google overhead street view on screen to show the relationship between his property and the neighbor who's opposing the barn structure. He also shared a GIS plot plan. He stated that he spoke to the

neighbor and suggested putting in some Evergreen plantings to limit the visual impact of the barn.

Mr. Brown noted that they're bringing back some of the details of the house from the 1900s.

Mr. Mustacato shared a picture of the proposed location of the barn, which included the neighbor's house, to help the Board visualize what the neighbor will see.

Mr. Bintzer asked Mr. Mostacato to address the relationship of the barn to the neighbors and to the complaint that had been addressed to the board from one of the neighbors. Mr. Brown described the relationship and why he believed the barn location to be appropriate. He also said he had discussed the barn with the neighbor and said they would plant evergreens to help screen the barn.

Mr. Drogan asked what the use of the barn will be.

Mr. Brown replied that it will be used as a home office and exercise studio on the upper level. The 1st floor will be used for woodworking, crafting and storage. There won't be a bathroom, although pipes will be cut into the foundation.

Mr. Drogan asked if the windows were sized for egress. Mr. Mustacato replied that they're not.

Mr. Drogan advised the Board that the 2 upper-level windows on the right elevation may become 1 larger window for egress.

Ms. Lee and Ms. Levin noted that they felt the barn is attractive.

Mr. Bintzer noted that he went to the site. The barn will be pretty far back and there are other buildings in the area. There are also a lot of trees.

There was no public comment.

Approved as submitted

Motion IL
Second AW
None opposed
Passed 4-0

ADJOURN MEETING

On motion of Ms. Levin and seconded by Mr. Wollowitz, the meeting was adjourned at 10:45 p.m.

All in favor?

None opposed.

NEXT BAR MEETING IS SCHEDULED FOR THURSDAY MAY 20, 2021