

BOARD OF ARCHITECTURAL REVIEW

☒ APPROVED 11/17/22☐ WITH CONDITIONS / / ☐ DENIED / /

VILLAGE OF MAMARONECK

MINUTES

SIGNED 

November 2, 2022

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

Minutes of the Board of Architectural Review meeting held on Tuesday November 1, 2022 at 7:30 p.m. held at 169 Mt. Pleasant Avenue, Mamaroneck, New York

Present:

Bill Bintzer - Chairman
Andrew Wollowitz – Board Member
Ivonne Levin – Board Member
Cindy Lee – Board Member
Dennis Drohan – Village Asst. Building Inspector

Absent: Larry Cohen – Board Member

Mr. Bintzer pointed out the fire exits and requested that everyone silence their phones.

He noted that there are only 4 Board members present. As 3 yes votes are needed for approval, applicants can defer to be heard at a future meeting without prejudice.

He welcomed interested parties' participation, questions and comments. He said he would try to remember to ask if there were any comments after each application, but the audience could make themselves known.

He introduced the Board members.

APPROVAL OF MINUTES

The Board reviewed the minutes of the meetings held on Sept. 6th and October 20th.

The minutes of the meeting held on September 6, 2022 couldn't be approved as there wasn't a quorum of members from that meeting at this meeting.

The minutes of October 20, 2022 were approved.

Motion AW

Second IL

Passed 4-0

Excused LC

OLD BUSINESS:

1. 313 N. BARRY AVENUE
INSTALLATION OF 38 ROOFTOP SOLAR PANELS
KIM CURRY – SUNBLUE ENERGY

Ms. Curry submitted updated revised plans, which include additional dimension figures. She noted that the orientation of the panels on the front right side has been changed.

Mr. Wollowitz confirmed that the panels will all be portrait oriented.

There was no public comment.

Approved as submitted

Motion AW

Second IL

Passed 4-0

Excused LC

NEW BUSINESS:

1. 157 MAMARONECK AVENUE
FAÇADE AND ACCESSORY SIGNS FOR LA CASA
BRIAN CULLEN – GOTHAM SIGNS & GRAPHICS

Mr. Cullen stated that the letters will be ¼" thick black acrylic mounted flush to the façade. There will not be any lighting on the sign.

Mr. Wollowitz confirmed that the lettering on the Prospect Avenue side will be centered over the window

There was no public comment.

Approved as submitted

Motion IL

Second CL

Passed 4-0

Excused LC

2. 412 GRANT TERRACE
REAR ADDITION
STEPHEN AND GLORIANA SERWATKA – HOMEOWNERS
MAX PARANGI – ARCHITECT

Mr. Parangi stated that a Great Room addition will be constructed on the rear of the house. It will be 1-story, 520 sf.

Mr. Bintzer noted that the addition appears to be 2 stories on the elevation drawings.

Mr. Parangi stated that there will not be a 2nd floor. The ceiling will be flat vaulted. The finishes will match the existing.

There was no public comment.

Approved as submitted

Motion AW

Second IL

Passed 4-0

Excused LC

3. 850 RUSHMORE AVENUE

2ND FLOOR MASTER SUITE AND REAR LOUNGE ADDITION, INSTALLATION OF NEW WINDOWS, ROOFING AND SIDING AROUND THE ENTIRE RESIDENCE
BRIAN CROWLEY – ARCHITECT

Mr. Bintzer is recused from this application due to a prior working relationship with Mr. Crowley.

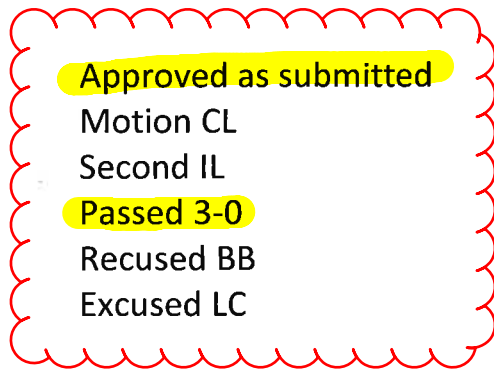
Mr. Crowley noted that a project involving another architect was approved last May. The project has been revised with a more cohesive contemporary design. Only small changes were made to the interior. The footprint got a very tiny amount smaller but otherwise there were no changes to the site plan as previously approved.

The existing roof will be removed and replaced with standing seam to match the addition. You can't really see the house due to the large tree in front.

The house will be a combination of tan stucco and composite horizontal tongue and groove with a ¼" reveal, in light gray. There will be black accent steel to match the trim and gutters. The garage door will match the roof. All of the windows will be replaced in the same location. The new windows will be black aluminum.

The high roof will be extended over 6' to create better balance both sides of the house.

There was no public comment.



4. 900 RUSHMORE AVENUE – BEACH POINT CLUB
NEW 1 STORY PRO SHOP AND VIEWING PAVILION
RANDY RUDER – GENERAL MANAGER
DAVID GIRTON AND CAROL ROCHA- ARCHITECTS

Mr. Bintzer is recused from this application as he is a member of the Club.

Mr. Girton stated that the existing tennis building will be demolished. The new building will be match the massing design, materials and fixtures of the buildings at the beach bar, pool house and locker rooms. The color palette will be white on white, to also match the other buildings. The roof will be red shingle. The windows will be white, clad in wood. The flatwork around will be bluestone. The pro shop will be 1,450 sf. The outdoor viewing pavilion will be 700 +- sf.

Mr. Ruder noted that the Club has property on both sides of Rushmore Avenue. The main campus and clubhouse are on the left and this building and the tennis courts are on the right.

He also noted that the parking lot will squared out to accommodate more spaces.

Mr. Girton noted that the viewing pavilion will be closed on 1 side, open on the other 3 sides.

There was no public comment.

Approved as submitted
Motion CL
Second IL
Passed 3-0
Recused BB
Excused LC

ADMINISTRATIVE ACTION

Mr. Bintzer rejoined the meeting.

Planning Board Intent to be Lead Agency

Mr. Bintzer signed the Response to the Planning Board's Request to be Lead Agency for the proposed parking lot expansion at 950-960 Mamaroneck Avenue.

ADJOURN MEETING

The meeting was adjourned at 8:25 p.m.
Motion CL
Second IL
None opposed
Excused LC

THE NEXT BAR MEETING IS SCHEDULED FOR NOVEMBER 17, 2022