

The minutes of the Village of Haverstraw Architectural Review Board Meeting on Thursday, January 26<sup>th</sup>, 2017, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Jean Gitlin, Chairwoman	- Present
	Joe Silverio	- Present
	Anthony Accomando	- Present
	Jacqueline Watson	- Present
	Andrea Caccuro	- Present
	George Lopez	- Present
	Ruben Berrios, Bldg. Insp.	- Present

Jean Gitlin: Chairwoman Gitlin opened the meeting with an application for exterior design of a home located at 36-38 Middle Street.

Ruben Berrios: The Building Inspector informed the Board that the owner is looking to build a 2 family house on this property, which was once 2 separate lots with 2 houses, one of which was demolished. He further explained that the 2 lots have been combined to make 1 large lot on which the owner would like to build a 2 family house, which is shown on the Site Plan. Mr. Cabrera, the applicant, was there to get approval for the exterior of the building.

Wilson Cabrera, EW Capital Management LLC, 126 Hortontown Road, Carmel, New York: Mr. Cabrera informed the Board that he wants to build a 2 family house on this property. The Building Inspector supplied a set of site plans for the Board to evaluate, which he and Mr. Cabrera then reviewed with the Board, pointing out important specifics of the plan. Mr. Cabrera also presented samples of the building materials he is planning to use on the exterior of the building for the Board's consideration.

Andrea Caccuro: Ms. Caccuro pointed out that it is very reflective of the other houses on the street and feels it would fit in nicely.

Wilson Cabrera: Mr. Cabrera displayed the siding colors for the Board, pointing out that the exterior of the house will be the grey siding, with the roof being Williamsburg Slate, which he also had available for the Board see.

Ruben Berrios: The Building Inspector inquired if the trim will be a different shade of grey.

Wilson Cabrera: Mr. Cabrera stated that the trim on the entire house will be white.

Andrea Caccuro: Ms. Caccuro inquired if there will be greenery along the front of the house.

Wilson Cabrera: Mr. Cabrera informed the Board that there will be 2 parking spaces in the front of the house with 2 additional parking spaces on the side of the house.

Jean Gitlin: Chairwoman Gitlin inquired about the section around the doorway that appears to be different than the aluminum siding and wanted to know what was going to be done with that area.

Wilson Cabrera: Mr. Cabrera informed the Board that his original thought was to do it in stone, but the architect suggested continuing the siding throughout, which is what they will be doing.

Ruben Berrios: The Building Inspector informed the Board that they are only allowed to construct a 2 story building on the property.

Jean Gitlin: Chairwoman Gitlin and the members of the Board felt that the design and the colors match very nicely. She then entertained a motion to approve the exterior plans for the building as per plans and samples that were presented at this meeting.

**RESOLUTION #1-2017**

Motion by: Joe Silverio

Seconded by: Jacqueline Watson

Motion Carries: All

Jean Gitlin: Chairwoman Gitlin continued with the agenda for that nights meeting inviting Mr. Gambino to address the Board.

Alesandro Gambino, 41 New Main Street: Mr. Gambino was there to request signage approval for his restaurant "The Tavern Restaurant and Bar" located at 41 New Main Street.

Ruben Berrios: The Building Inspector informed the Board that there is already a sign at the restaurant, and that they are simply changing the name from Mariello's to "The Tavern Restaurant and Bar".

Alesandro Gambino: Mr. Gambino explained that it will be the same exact signage, with a different name.

Jean Gitlin: Chairwoman Gitlin and the Board were in agreement that the signage was very nice and fit in well with what the Village Board is doing with the Streetscape.

Chairwoman Gitlin entertained a motion to approve the signage as pictured with the name change.

**RESOLUTION #2-2017**

Motion by: Jacqueline Watson

Seconded by: Anthony Accomondo

Motion Carries: All

**INFORMAL**

Ruben Berrios: The Building Inspector then gave an overview of a new village signage program the Village Board is considering for the downtown area. He explained that the Village will pay for half of the signage with the business owners paying the other half of the cost for their new signs. He displayed an example of colors that can be used and informed the Board that the business owners will have to come to the ARB for approval of their signage. He just wanted to keep the ARB updated with regard to things taking place in the downtown.

Jean Gitlin: Chairwoman Gitlin inquired of the Building Inspector when the Village would start cracking down on the items in the windows of many of the businesses downtown.

Ruben Berrios: The Building Inspector again stated that they can only cover 25% of the window and with the Streetscape Project under way all businesses will have to adhere to the conditions set forth by the Village Board.

Andrea Caccuro: Ms. Caccuro inquired about the insides of some businesses which are an absolute mess when you look through the windows. She gave an example of the Dollar Store where things are just thrown all over the place, even inside the window there is no reasoning to the way things are arranged. Nothing

is stacked and made to look nice to passersby, mentioning also that a lot of the bodegas are the same way.

Ruben Berrios: The Building Inspector responded that the ARB is strictly responsible for the windows not what is inside unless they are covering more than 25% of the windows. He explained that right now there is a sort of freeze on everything until the Streetscape is near completion where the Board will set standards to be followed by all the businesses at which time, hopefully, something can be done about all these issues.

Andrea Caccuro: Ms. Caccuro mentioned that she is a part of the River Arts Committee and they would like to do some murals in the downtown and what the process would be to get started on a project like this. The Committee has gotten some approvals from businesses to do murals on their buildings.

Ruben Berrios: The Building Inspector believes she would have to follow the regular procedure for signage in the Village and it would also have to be approved by the ARB.

Chairwoman Gitlin: With no further business to be conducted by the Architectural Review Board, Chairwoman Gitlin welcomed the new member to the Board and also welcomed the Building Department's new secretary. She then entertained a motion to adjourn the meeting.

RESOLUTION #3-2017

Motion by: Jacqueline Watson  
Seconded by: Joe Silverio  
Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk  
February 21, 2017