

The minutes of the Architectural Review Board Meeting held on Thursday, April 26th, 2018, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Jean Gitlin, Chairwoman	-Present
	Anthony Accomando	-Excused
	Joe Silverio	-Present
	Andrea Caccuro	-Present
	Jaqueline Watson	-Present
	Jorge Lopez, Village Architect	-Present
	Ruben Berrios, Building Inspector	- Present
	Michelle Ventura, Clerk Typist	-Present

Chairwoman Jean Gitlin introduced the first item on the agenda, Restaurant Sign, 16 Front Street, Haverstraw, NY 10927. **27.41-1-1**

Jean Gitlin: Are there any signs on the building at all?

Ed Kobus: No there are no signs on the building. The only thing there now is that tarp which will be coming off and will be replaced with the sign. Then we just want one at the base of the stairs which is the direction towards the parking and one at the end of the street so people know where to turn. We will also be purchasing a sign with the entrance of the Village as well but that's separate.

Ruben Berrios: I know previously they had a banner.

Ed Kobus: Yes that's coming off completely.

Ruben Berrios: When you open for the grand opening, you can put up a banner for about a month and a half.

Ed Kobus: Hopefully we close out and finish today. If we expedite the signs I don't think there will be a need for the banner.

Jean Gitlin: When is the grand opening?

Ed Kobus: It was suppose to be June 1st as the initial target date but we'll see. Once this is approved, tomorrow we will wrap up and determine how we will search for employment. We'd have to do some significant hiring. If you know good people that want to waitress and bartend please send them our way.

Andrea Caccuro: We're also having the Food Crawl that Sunday. Even you're not open maybe you should give me your information and if you wanted a tent, we could work something out.

Ed Kobus: That sounds great. We will probably do a soft opening.

Jean Gitlin: Is the food crawl Sunday?

Andrea Caccuro: It's usually a Sunday, yes.

Ruben Berrios: I think they have the 16 Front Street underneath that banner.

Ed Kobus: Oh ok. We are looking to have cleaned up the side of the building. I guess that beach is privately owned?

Ruben Berrios: Yes it is.

Ed Kobus: That needs to be maintained a little bit. Hopefully we can get that cleaned up.

Jean Gitlin entertained a motion to approve the signs as shown.

**RESOLUTION 13-2018**

Motion by: Jaqueline Watson

Seconded by: Andrea Caccuro

Carried by: All

Ed Kobus: Thank you I appreciate it. Once we have a date for the soft opening, we will be reaching out to Michelle and you all could join us.

Jean Gitlin introduced the second item on the agenda, PAG Investments, 217 Rte 9W, Haverstraw, NY 10927. **26.42-1-9**

Bob Zumesky: I'm with Paul Remus and we are both Architects with Remus Architecture. We're here representing our client. Originally we came to a preliminary Zoning meeting to install a 5 story building and they told us it was too much. We cut it down to 4 stories but there were other issues we had to deal with as well. They asked us to meet with you just to show you what we're proposing. We will not continue on with full blown plans until we get the final zoning board approval. I think the Zoning Board wanted us to just let you know what our client is up to. They want to construct at the corner of Gurney and 9W is a Self Storage Facility. It's great for your tax base.

It's one of the prime property owners because it's very little traffic; they keep their buildings and maintain them well. There will be a very minimum use to your sewer system. It's a lot less than a single residence. We are proposing a 4 story building and the entrance and parking and loading would be in the rear of the building so you wouldn't even see it from the front of the building. At street level it will be 4 stories but above grade it will only be 3 stories. The office area will be on the first floor but to access your storage units to load you'll end up on the second floor. The building will have almost 800 storage units. It is the average for a building this size. The traffic will not be big. The most someone will be there for no more than 20 minutes. Maybe someone will come in every hour to drop something off. The basic concept would be is

they want to make a focal point at the corner. The tower will either be a clock or a giant medallion. It hasn't really been decided as of yet. It will all be brick and not a standard metal panel facility. It will look like a 3 story building with all natural brick. As you go up assimilated brick will be used and will match the real brick on the first floor. The real brick is a bit more robust. We really have two options with the 4 story building. The first option would be with the parapet wall. This would conceal the rooftop equipment. There will be no air handling units. We added the windows to give the same feel you have when you go down Main Street. We're trying to emulate the brick that's seen in the majority of Haverstraw. The second concept would be same basic concept, but instead of the parapet wall, they would drop 3 feet and put equipment screens around the rooftop. That is an option but you're only saving 3 feet by doing that. The reason we chose 4 stories is to make this financially viable. We need that type of height in order to get that many storage units to make it profitable. Remember very minimal on your traffic and sewer. The owners keep the building very well maintained. Does anyone have any questions?

Jean Gitlin: What are the reasons for the screening on top?

Bob Zumesky: That would be for the rooftop equipment. It's a climate controlled facility. There would be condensing units that we would place on the roof. We would rather place them on the roof than at grade. It just cleans it up.

Jorge Lopez: The bay windows somehow the scale is out of proportion.

Bob Zumesky: We played around with that. Our client is not going to proceed with this until he gets the variance for the 4 story building. He wants to hold back with money in the actual design until he gets approved in the Zoning Board. Again none of this is set and stone.

Jorge Lopez: Ok because it's really out of scale. Also there's a building that you can reference on exit 15 off Route 87 and I don't remember if it's a 3 or 4 story building. But what they did with the scale on the second floor is it brought the building down with the max out roof.

Bob Zumesky: We were thinking a fiber glass or water table to break it up. Instead of it being red maybe we will choose white. All the windows are foe, they're not doing anything. We even looked at boxing them but there are other options.

Jorge Lopez: Initially the concept would be to lower the building by one floor. You have a drawing with a 3D rendering and it's really off the scale.

Bob Zumesky: We shouldn't have shown the photo. But it was an attempt to show the corners of the buildings.

Jorge Lopez: So when you get approved in the Zoning Board you will come back with a correct building depiction?

Bob Zumesky: Yes correct, now we're just looking for your comments.

Andrea Caccuro: I agree the scaled is very off which makes the concept weird. I don't know about the rest of the board but if you wanted to go contemporary I don't think there's anything wrong with making the lines linear. McDonalds is going contemporary which will add a nice touch on 9W anyway. I think it would be nice to have something that almost mirrors the two.

Bob Zumesky: We appreciate the input. But they thought it looked like a prison with the contemporary look.

Andrea Caccuro: It's a storage unit.

Jorge Lopez: But you can make a storage unit pretty nice.

Bob Zumesky: We could maybe do fewer bay windows. But again, we are not spending a lot of time with this because our client doesn't want to spend more money on us until he gets an approval from the Zoning Board. Once we do get a approval we could send a schematic to get a quick feedback. Would that be something we could do without having to have a formal meeting?

Jean Gitlin: Yes we could do that.

Bob Zumesky: That would work for us because we're just outside of Philadelphia. But we do value your opinion in regards to the look of the building. Your feel to the 4 story building is what exactly?

Jorge Lopez: If we could break the scale to make the building look lower.

Bob Zumesky: So when we are seen again at the Zoning Board, we could then say the ARB is ok with the 4 story building as long as we conceal it and make the scale look smaller.

Ruben Berrios: Whenever you have any new options you can always send to Michelle. This board meets the last Thursday of every Month.

Mike Kohut, Village of Haverstraw Mayor: Even if you could do a joint meeting with all the boards that may be helpful for them if they're coming up for one. maybe have the others join.

Bob Zumesky: That's a great idea and would be very helpful. Thank you all.

Jean Gitlin entertained a motion to approve last month's meeting minutes.

RESOLUTION **14-2018**

Motion by: Andrea Caccuro  
Seconded by: Joe Silverio  
Carried by: All

Jean Gitlin entertained a motion to approve the Planning Board as the Lead Agency for PAG Investments.

RESOLUTION **15-2018**

Motion by: Andrea Caccuro  
Seconded by: Jaqueline Watson  
Carried by: All

With no further business to be conducted by the board, Chairwoman Gitlin entertained a motion to adjourn the meeting.

RESOLUTION **16-2018**

Motion by: Andrea Caccuro  
Seconded by: Jaqueline Watson  
Carried by: All