

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

## PLEDGE OF ALLEGIANCE

ROLL CALL	Jean Gitlin, Chairwoman	- Present
	Anthony Accomando	- Present
	Joe Silverio	- Absent
	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, Emmy Madera, 44 Broadway, Haverstraw, NY 10927. **27.45-2-83**

The applicant is not present.

Moving forward, Chairwoman Gitlin introduced the next item on the agenda, Jeff Gault, 236-244 Rte 9W, Haverstraw, NY 10927. **26.42-2-4**

Jeff Gault: We are the property at 236-244 Rte 9W. He are some pictures that I brought in to give you a better idea of where it's located. That's the current facade. It currently has Planet Wings, Subway, Anco Trophy, all those stores. We recently renovated the end store which unfortunately it didn't come out to well in this photo. We're proposing to do a new facade there. With the facade, Mike will help me out here to talk about it, who is the contractor. He can explain the height and all of that. This is actually the samples of the ends and what would be in the middle. In other words, it's an efus type of material. This particular part of the facade compared to what it is now, we are proposing to raise it out approximately 12 feet. This part over here we are proposing to raise it about 7 feet and the middle part remaining the same. This will help give better visibility to people coming in both directions because right now especially this part people can't see at all coming down the hill.

Ruben Berrios: You aren't changing the footprint correct?

Jeff Gault: No I am not, just changing the height. Right now if you pass it, it's kind of a bit dated and run down.

Jean Gitlin: The sign logos will stay the same?

Jeff Gault: Yes.

Ruben Berrios: I think that looks better because the shopping center up on 202, they're all the same signs and I don't like it.

Jeff Gault: Our goal is to remove the sign to put the efus and then put the sign back up.

Anthony Accomando: Also when it's a national chain, it's usually a battle so you're probably better off.

Jorge Lopez: How many feet are you going from the existing height?

Jeff Gault: On that side it will be 12 feet and on the other side 7 feet.

Jorge Lopez: What are you doing in the back of the parapet wall? EPDM roof?

Michael Bordes, Contractor: The back of it will be a rubber roof and the actual sides of the building will be stucco. So the efus will be on the front and the sides. We want to clean up that old stucco that's there now.

Jorge Lopez: This will be crown molding detail?

Michael Bordes: Yes that will be done in 2-3 stages.

Jean Gitlin: It looks good.

Jorge Lopez: Very nice improvement.

Anthony Accomando: It will look real nice.

Chairwoman Gitlin entertained a motion to approve the plan as shown.

**RESOLUTION 24-2018**

Motion by: Jaqueline Watson

Seconded by: Anthony Accomando

Carried by: All

Chairwoman Gitlin introduced the next item on the agenda, Samuel Villegas, 11 Main Street, Haverstraw, NY 10927. **27.46-2-15**

Jamina Villegas: Ruben Berrios: She's just changing the lettering on the existing sign.

Jean Gitlin: This is what they want as opposed to what they had.

Ruben Berrios: The sign is there already.

Jaqueline Watson: They are just changing the lettering.

Anthony Accomando: It's right above the door.

Jorge Lopez: You don't see it because of the shadow.

Anthony Accomando: Oh it's inset.

Jorge Lopez: If you see over here it has like a suffix. This is fine, I'm ok with this.

Anthony Accomando: You are just redoing the lettering.

Jamina Villegas: Yes just the letters.

Jean Gitlin entertained a motion to approve the new lettering as submitted by applicant.

**RESOLUTION 25-2018**

Motion by: Jaqueline Watson

Seconded by: Anthony Accomando

Carried by: All

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

Amy Mele, Attorney: Good evening, my name is Amy Mele, 4 Laurel Road, New City, NY. I'm the attorney representing the applicant PAG Investments. With me tonight is Bob Zumesky from Remus Architecture. This is about the self storage facility and we were here once before to discuss this application. When we came before we were still in the Planning and Zoning process. We since received an approval from the ZBA for a 4 story building. You had given us some feedback at the first ARB meeting about the kind of building you would like to see. We did redesign the building in accordance with what you had asked for. You had requested a certain roof line.

Bob Zumesky, Remus Architecture: The first redesign was the mansard roof to mask the 4th floor to make it look like a roof instead of a floor level. This is what we presented to the Planning Board. They came back with comments and they even gave us an example of a building they would like us to emulate, more of a corporate office type facade. One of your major concerns when we first met was too much brick that made it look prison like. So we spoke about the mansards and we went ahead and presented that to the Planning Board but they didn't like the mansards. They prefer this corporate look still maintaining the brick facade and clock tower.

Amy Mele: So there was a memo from your Village Planner, Mr. Stach who basically didn't like the mansard style and thought it highlighted more I think the height. I'm not sure I agree but this is all subjective as we know. The Planning Board tended to agree with him and had some examples of other facilities that he had put in his memo. This is our most latest rendering of the planning boards reference. The planning board is our most latest rendering based on the Planning Boards preference. I hate to come back to a board and say I did then didn't do what you wanted to do but the Planning Board is the ultimate arbiter of what we do there. Out of respect for this board, we wanted to come back to you and show you what the Planning board preferred and bring back comments from this current plan to them.

Bob Zumesky: We also did some major enhancements to the buffers so you'll see less parking spaces in the area. The way the building is pulled back now, we're further away from the adjacent property. We've dramatically increased the buffer along the street as well as in the rear for the people who live in the back of the building which was another thing that has changed since we were last here at the request of the Planning Board as well. So this is where we're at right now as well. We still have to go in front of the Planning Board and thought it would be a good idea to show where we're at to see if you have any input or if there's anything you'd like to see us tweak before we take it back.

Jorge Lopez: Did the Planning Board see this rendering?

Bob Zumesky: No they have not.

Amy Mele: No actually we brought to them the rendering that Mr. Zumesky showed you before which was what you had recommended. Then they asked us to remove the mansard roof and go back to something that was more similar to the original design. So we plan on going back to the Planning Board with the design on page 1 but again we wanted to return to you to see if you had any further comments that you'd like to us to take back to the Planning Board.

Bob Zumesky: This is what you had asked before.

Jorge Lopez: It seems that the proportion of the cars is off.

Bob Zumesky: Well we were having issues with the photo so we were just playing around with it.

Amy Mele: We will need that for final so it will be corrected. Just for your verification we also did balloon tests.

Bob Zumesky: I also threw this together real quick because I was told about this meeting the day before yesterday. Eventually this will get inserted into this setting.

Ruben Berrios: I think the new plan looks nice.

Bob Zumesky: The brick is nice but we reduced it and we've added the the glazing. Again, these are for windows and will not be real.

Jorge Lopez: What's the material on top?

Bob Zumesky: The material on top will be efus. We will probably put more dimensions into that to give it additional shadow to make it punch out. It will either be a cornus, not sure we might add medallions to it. We might even include a tablet or water table to give it more shadow.

Amy Mele: This will be a clock face right?

Bob Zumesky: Yes that will be.

Amy Mele: I think they liked the idea that you came up with of sort of breaking up the brick with the mansard but they weren't crazy with the mansard so we broke up the brick with the four windows on the top.

Ruben Berrios: Our Village Planner gave them examples of many different building options.

Bob Zumesky: Yes he must've given the Planning Board 20 options.

Amy Mele: They all liked one particular option.

Bob Zumesky: Yes but that option didn't have the clock tower but still wanted the clock.

Jean Gitlin: Why are the window sizes different?

Bob Zumesky: Just trying to break it up a little bit.

Jean Gitlin: I'm having trouble with that personally.

Amy Mele: I see what you're saying, yeah.

Andrea Caccuro: Oh I thought it was because one is set back.

Bob Zumesky: No these all line up they're all the same.

Amy Mele: So it's 3 panes near the clock tower then 2 panes as you go out.

Bob Zumesky: I mean we have no problem with that. We could do 2 panes. Again these are fake windows so we could really break it up however everything thinks it will look best. There's nothing set and stone. It's not like the placement of these windows are based on the configuration of the building's interior.

Ruben Berrios: I think it looks good. What you're doing is going from a bigger window to a smaller window to an even smaller window. So it's working its way down to the smaller one.

Andrea Caccuro: This almost will resemble McDonalds new concept that they've been rolling out down the street anyway. A little bit cleaner.

Chairwoman Gitlin entertained a motion to approve as shown.

**RESOLUTION 26-2018**

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

Anthony Accomando: Just out of curiosity, are the window boxes raised or are they flat looking?

Bob Zumesky: No they're fake so they will be glazing. It'll have trim and look just like a window. Just so you know these windows back here is actually a store front so you will see through it. It is still a fake display. So what you see on the other side is a fake roll up door. If you go by any of the storage facilities and you see those windows with the doors, they are fake displays.

Anthony Accomando: Oh ok I was just curious.

Bob Zumesky: Thank you all.

Amy Mele: Thank you.

Chairwoman Gitlin re-introduced the next applicant, Emmy Madera, 44 Broadway, Haverstraw, NY 10927. **27.45-2-83**

Emmy Madera passed out her business card and mentioned what's listed on the back of the card is everything her company does.

Ruben Berrios: It's a small store front.

Anthony Accomando: Oh ok one side or both?

Emmy Madera: No just one side.

Anthony Accomando: On Liberty side?

Jean Gitlin: Yes, right over the door.

Andrea Caccuro: So is your banner the wood?

Emmy Madera: It's wood but just the lettering.

Anthony Accomando: So it's like 2 inch lettering?

Emmy Madera: Yes.

Andrea Caccuro: So it's cut out, the lettering?

Emmy Madera: Yes.

Jorge Lopez: But they are connected right?

Emmy Madera: Yes.

Andrea Caccuro: I'm fine with it.

Anthony Accomando: Will it have the "we design your ideas" under?

Emmy Madera: No, It will not.

Ruben Berrios: It's different.

Jean Gitlin: Yes and it's going over the door.

Emmy Madera: It's not going to be that big, the way that you see it.

Jorge Lopez: It's more like this, the card.

Jean Gitlin: It will also be more centralized above the door and the window.

Chairwoman Gitlin entertained a motion to approve the sign as shown.

**RESOLUTION 27-2018**

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

Chairwoman entertained a motion to approve last months minutes.

**RESOLUTION 28-2018**

Motion by: Anthony Accomando  
Seconded by: Andrea Caccuro  
Carried by: All

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

**RESOLUTION 29-2018**

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