

The minutes of the Architectural Review Board Meeting held on Thursday, March 29th, 2018, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Jean Gitlin, Chairwoman	-Present
	Anthony Accomando	-Present
	Joe Silverio	-Excused
	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, New Residential Construction, Mark Yanitelli, 163 Hudson Avenue, Haverstraw, NY 10927. **27.61-1-17**

Ruben Berrios: Mr. Berrios explains to the board Mr. Yanitelli is building a new one family dwelling and would like approvals for the exterior. This house would be located on Hudson Avenue all the way towards the end.

Anthony Accomando: What aspects are we approving?

Jorge Lopez: The exterior so the siding and shingles. So the shingles will be the dark black color?

Mark Yanitelli: The roof will be the color charcoal.

Anthony Accomando: So the siding will be harbor blue?

Mark Yanitelli: That's correct.

Jean Gitlin: Those are nice colors.

Mark Yanitelli: It will have white anderson windows.

Jorge Lopez: What color will the door and shutters be?

Mark Yanitelli: I was thinking white for the door with lighted glass, single entry no side lights. As far as shutters, I wasn't positive if I was going to do it but I can if you'd like.

Anthony Accomando: Maybe a dark blue for the shutters?

Ruben Berrios: Usually they match the trim. What color will the trim be?

Mark Yanitelli: The trim and soffits will be white but I could do a light blue or maroon.

Jorge Lopez: I usually like it darker.

Mark Yanitelli: Darker is fine too. You mean like a blue/gray?

Jorge Lopez: Yes.

Anthony Accomando: Yes something close to that would look good.

Jean Gitlin: I agree it will look great.

Anthony Accomando: Is this a single family?

Jorge Lopez: Yes, a single family.

Ruben Berrios: This will be right next to the house that was recently renovated.

Chairwoman Gitlin asked the board members if they had any questions or suggestions.

With no further comments from the board, Chairwoman Gitlin entertained a motion to approve the colors as proposed.

RESOLUTION 8-2018

Motion: Jaqueline Watson

Seconded by: Andrea Cacurro

Carried by: All

Jean Gitlin: When do you propose building?

Mark Yanatelli: I'm hoping by the middle of next month. Thank you for your time.

Chairwoman Gitlin introduced the next item on the agenda, Ryan Pili, McDonalds, 254 Route 9W, Haverstraw, NY 10927. **26.34-1-1**

Ryan Pili, Core States Group: So McDonalds has tried to make a proposal to modernize their building and keep up with competition. Of course, a lot of the owner operators can't afford to knock down the building entirely to build a new one. So McDonalds has proposed renovations on the existing building to avoid half a million dollars of construction costs. The rendering you see here is the standard proposal to an existing McDonalds. The typical McDonalds you see are the mansard roof with the light beams. But, what I'm proposing is for 254 Route 9W. As you can see, that is not your typical old fashion McDonalds. We tried to mimic this look to the proposal that they're trying to make. Combining some of the two, we have proposed a hardy plank system. Typically we use an eifs or stucco system. We wanted to mimic the model and the look that this is trying to portray. In this particular case, the horizontal band that you see will be hardy plank and there will be a brand wall that you will see front elevation and entry brand wall

on the non drive through side. In-between you will see an overhang canopy. Around it you will see trellises.

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

Ryan Pili: We're not, no. We're keeping the same foot print. Our intentions are to just change the overall exterior look.

Ruben Berrios: The parking isn't changing?

Ryan Pili: The parking isn't changing either. Since we are implementing this look to the building, we are upgrading accessible parking spaces (ADA). Many of these old fashion McDonalds are not within ADA standards. So not only are we modifying the exterior look, but also an upgraded ADA version.

Ruben Berrios: From the exterior, to what extent are you changing the existing site plan?

Ryan Pili: The only change is the ADA parking. Of course the existing light poles will remain. McDonalds is environmentally friendly. Any light bulbs you see, we do replace with LED.

Ruben Berrios: The reason I asked was because at a certain point, you might have to have a review by the Planning Board if you are changing the site plan and going outside of the existing foot print.

Ryan Pili: In this particular case we are not. If there is an issue regarding getting in and out of the parking lot, then that is something we do accommodate by hearing back from the board.

Ruben Berrios: Eventually we can discuss this further because right now this is a different board.

Ryan Pili: Since you have an understanding of what the rendering will look like for this particular McDonalds here, this is the proposed elevation that we have. The entry ground wall will be made out of tile with hardy plank, cement siding.

Jorge Lopez: What tile will you be using?

Ryan Pili: This is uro tile.

Ruben Berrios: Mr. Berrios asked the board if they understood and know what hardy plank is.

Jean Gitlin: No I do not.

Jorge Lopez: Its cement siding.

Ryan Pili: This is actually the tile that we're proposing, 6 inch.

Jorge Lopez: The actual siding doesn't look like its 6 inches, it looks wider.

Ryan Pili: This could be 8 inches but I do believe it's the 6 inch that we will be working with.

Jorge Lopez: So will it be one color?

Ryan Pili: Mr. Pili handed out new pictures with a brown color. This rendering that you see is the standard color scheme that McDonalds prefers. For this particular site we're proposing that tile and the brownish color.

Andrea Caccuro: So we really shouldn't be looking at this at all because this is confusing everyone.

Mrs. Caccuro referred to the submitted application with a photo of a proposed gray building.

Ryan Pili: The brownish color should've been the one that was submitted to you all instead.

Anthony Accomando: Was that the owner choice to go with the brown verse the gray?

Ryan Pili: I do believe it's the owner and McDonalds. Because of the orange existing look it has, this was the closer color scheme chosen.

Andrea Caccuro: So the franchise partner has the say in what color?

Ryan Pili: They do. McDonalds proposes the color schemes you can choose from that are available. If they decide to go with more of a reddish color, it's not an option for them.

Andrea Caccuro: I personally like the gray better.

Ryan Pili: If the board prefers the gray we are always willing to listen to you. This is the purpose of the review board.

Jorge Lopez: I think it could definitely go either way.

Ruben Berrios: I like the gray too.

Jean Gitlin: I agree, I like the gray better.

Ryan Pili: To be honest with you, McDonalds would prefer the gray. That's why this was originally sent to you and presented.

Jean Gitlin: Will the old building be torn down or reconstructed?

Ryan Pili: Reconstruction.

Anthony Accomando: It's so isolated; there isn't anything near it that will conflict.

Ruben Berrios: I think it's due for updating. The last renovation was probably about 12 years ago.

Anthony Accomando: How far up is this going?

Ryan Pili: This is going up to 19'4". Existing is 18 feet. The purpose of it is to hide the roof top equipment.

Jorge Lopez: This is a main highway and you get a lot of pollution from the cars. If it's gray, it might get dirtier.

Andrea Caccuro: Do you really think that gray will get that dirty? I mean it's such a minute difference between these colors in the sense of the cues. I don't know if the gray is going to really show that much more than the brown. The sud is kind of blackish/gray anyway. In one respect, it feels so much more modern it would pop.

Jorge Lopez: The grayish siding is fine. What canopy will you have?

Ryan Pili: This will be a metal canopy; white between the two brown walls and gray where the drive through will be. This canopy sticks out approximately 3-4 feet. We do accommodate depending on area.

Jorge Lopez: The entrance will have the darker tile?

Ryan Pili: Yes, correct.

Anthony Accomando: If you look at other businesses around the area, the common colors are brown. So I believe the gray will be a nice pop to have. The bank to the right of you and the auto body to the left of you both have a brown color.

Andrea Caccuro: The architecture also feels better in gray than it does brown. The drive through is so busy that people are almost on 9W.

Ruben Berrios: On the weekends, it is really busy.

Chairwoman Gitlin entertained a motion to approve the proposed gray design as shown.

RESOLUTION **9-2018**

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

Ruben Berrios: If you have a business card that would be great so I can give you a call just in case you have to go to the Planning Board which is the second Monday of the month.

Ryan Pili: Thank you everyone.

Chairwoman Jean Gitlin introduced the final item on the agenda, Immigration Office, 13 Broadway, Haverstraw, NY 10927. **27.45-2-45**

Ruben Berrios: Mr. Berrios explained he recommended the applicant use something that will not rot. Our experience over the years the facade program, all the bottoms have rotted so he would like to put a gray stack stone on the bottom like Vilmas Bakery.

Andrea Caccuro: That would be on all six?

Ruben Berrios: Yes all six.

Anthony Accomando: Is this tile on the bottom?

Ramon Cruz: Yes currently there's tile. The door will stay the same.

Jorge Lopez: So you will have white trim?

Ramon Cruz: Yes.

Jorge Lopez: For that you can use the vinyl so it doesn't rot out.

Anthony Accomando: Is this going to be an awning or a sign?

Ramon Cruz: The material and colors of the sign will be the same, but we will be changing the font of the letters.

Ruben Berrios: I remember when the facades were done 15 years ago. Some are starting to age.

Jean Gitlin: So what you're proposing is to change the stone, the panels and the lettering?

Ramon Cruz: The molding as well.

Anthony Accomando: What is the stack stone made out of?

Ruben Berrios: It's just stones cut into horizontal strips.

Andrea Caccuro: Not as contrast but it'll look very pretty.

Anthony Accomando: Will you be redoing all the black?

Ramon Cruz: That's another building but he will see what he can do.

Chairwomen Jean Gitlin entertained a motion to approve the new lettering, and stack stone.

RESOLUTION **10-2018**

Motion by: Anthony Accomando

Seconded by: Andrea Caccuro

Carried by: All

Ramon Cruz: Thank you.

Chairwomen Jean Gitlin entertained a motion to approve last month's minutes, February 22, 2018.

RESOLUTION **11-2018**

Motion by: Anthony Accomando

Seconded by: Jaqueline Watson

Carried by: All

Chairwoman Gitlen entertained a motion to adjourn the meeting.

RESOLUTION **12-2018**

Motion by: Andrea Caccuro

Seconded by: Jaqueline Watson

Carried by: All