

ARCHITECTURAL REVIEW BOARD
Meeting Minutes
Thursday, March 5, 2009
Delancey Hall

Members Present: **Michael Palma, Chairman**
 David Wilklow
 Donald Raskopf
 Edward Isler

Member Absent: **Michael Trencher**

Also Present: **Kenneth W. Siegel, Architect**
 Janice Will, Secretary

Chairman Palma called the meeting to order. He stated that the Board would discuss and comment on the proposed changes to the North Salem Market at 1 Dingle Ridge Road.

The Chairman commented that he was very pleased with the look of the alterations to the building, and he wondered if the divided lights could be added to the windows of the second floor also. He asked if the second floor is an apartment.

Ken Siegel stated that it is an apartment. He said he could look into using snap-in lights for the second floor windows, but he added that if they snap in on the inside of the windows, they might not be very noticeable. He explained that his clients asked him not to spend anything on the upper level of the building. Mr. Siegel added that he tried to tie-in the existing upper windows with trim detail, e.g. crown tops, fresh paint and shutters.

Chairman Palma said he had no other comments.

Ed Isler said he was happy with the appearance of the building, and he liked the paint colors.

Mr. Siegel said the building will be freshened up with new paint in the same colors that are on it now. He stated that the old aluminum store-front windows were ugly and drafty, whereas the new double-paned ones will be more energy-efficient. He said the building has also been insulated and has a new mechanical system now.

Don Raskopf asked who the owners are, and Mr. Siegel replied that Michele and Joe Savino (owners of Restaurant 121) are the owners. He added that the signs for North Salem Market may be tied in with those of the restaurant in some way.

The Chairman said he did not have a big objection to leaving the second floor windows as they are, and Mr. Siegel reiterated his belief that the crown over the top of the window

should tie it in with the new first floor windows. He added that he wanted to see the large second floor sign removed and just have the smaller signs shown on his drawing of the building facade.

Chairman Palma explained to Messrs. Isler and Raskopf that Mr. Siegel told him before they arrived that he did not know whether there will be one or two tenants on the first (retail) floor, which will affect the number of signs placed over the windows at the left end of the building.

Mr. Isler asked about lighting for the signs, and Mr. Siegel indicated that they will be the same low-wattage downward-aimed lights as those employed at the restaurant next door, but grouped in twos and not threes.

Mr. Isler commented that that will look nice.

Mr. Siegel said he had considered looking at the approved drawing for the future Peach Lake Commons building for ideas.

The Chairman commented that it will be a very large building, but there should be a drawing that Mr. Siegel could look at.

Mr. Isler said 1 Dingle Ridge Road is much more attractive, and everyone said they had requested a lot of changes from the original proposal for Peach Lake Commons.

Mr. Raskopf asked when the windows at the Market were replaced.

Mr. Siegel replied that the windows were put in at the beginning of the winter. He explained that he had done a drawing for the owners which they liked. They ordered the windows and wanted to install them right away, but Mr. Siegel told them it was necessary to get permission first. Mr. Siegel made a submission to the Planning Board for the changes; and, as a result of some sort of misunderstanding, the owners had the windows installed. Because of this, his clients had to request a waiver of site plan review from the Town Board before the Planning Board would grant their waiver.

David Wilklow arrived at this point, and Mr. Siegel summarized for him what had been discussed so far.

Mr. Siegel said he is working on the sign dimensions, but nothing is settled yet. He said his clients want to keep to the same color scheme that is employed on the existing upper level sign and also at the restaurant next door, and he showed the Board some examples. He further stated that the owners want to keep their daily, local customers and do some higher-caliber catering as well.

Regarding proposed columns on the building, Mr. Raskopf suggested using a product called Azeck because it is durable. He said that wrapping the column bases in 6 in. of stone would provide additional durability.

Mr. Siegel said the "floor" in front of the building will be of bluestone, so maybe he could use that on the column bases. He said he had considered Hardiplank, but he thought the bluestone would be better.

Chairman Palma asked the other ARB members if they wanted to make any comments about changing the second floor windows or approve the drawing as submitted with existing windows/shutters and crown trim.

Mr. Isler said he agreed with Mr. Siegel that interior snap-in divided lights would not be visible, adding that he liked the shutters and crown trim.

The Chairman commented that the residents may have shades, curtains, etc. also, so he did not think the ARB should press the owner to go to the additional expense of changing the windows.

Mr. Wilklow asked for details about the new first floor windows, and Mr. Siegel responded that they are Brosco insulated windows with true divided lights.

Regarding the signs, the Chairman said he thought the spacing/lighting in the drawing looked good, but the ARB should see any proposed changes.

Mr. Siegel said the Planning Board application is based on the same drawing.

Mr. Raskopf suggested that Mr. Siegel's clients would do best to get approval for 4 signs now, so they will not need to return for approval of more signs in the future.

Mr. Siegel said the only non-conforming aspect of the signs as drawn is the side of the building shown with 2 signs for a single business (the Market).

Mr. Wilklow asked about the high placement of the signs.

Mr. Siegel said the building was originally designed for the signs to be placed as shown. He added that once the crown moldings are added, there will be too much shadow to have the signs lower/closer to the windows.

Mr. Wilklow commented that he still thought the signs would look better/quainter installed right over the windows, but it was not important to him.

Chairman Palma said he thought lower placement of the signs might take away from the moldings, and the building lends itself to the proposed sign placement.

Mr. Siegel said there will also be a trim-band on the roof edge that is close above the windows.

The Chairman said the changes to the building will be an improvement, and he asked if there were any further comments.

Mr. Wilklow commented that the building would still look better with matching windows on the second floor.

Mr. Siegel indicated that in addition to changes they wanted to make, the owners ran into unforeseen situations requiring additional investment. He said they need to get the business fully opened as soon as possible so they can start recouping some of the money laid out, and he hoped the ARB wouldn't insist on the new windows for the second floor.

The Chairman stated that the ARB would ask to see any changes to the sign plan, but otherwise they would approve the renovations.

The ARB unanimously agreed to approve the renovations per page ARB-2, submitted by Ken Siegel, reserving the right to review any changes in the sign plan.

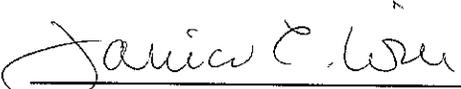
Chairman Palma asked for a motion to approve the February 10 meeting minutes.

Motion: Don Raskopf
Second: Ed Isler

February 26, 2009 meeting minutes unanimously approved.

The meeting was adjourned.

Respectfully submitted,



Janice Will, Recording Secretary