

ARCHITECTURAL REVIEW BOARD
Meeting Minutes
Monday, July 29, 2013
Delancey Hall

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

Also Present: **Viktor Solarik, Architect**
 Janice Will, Secretary

Chairman Michael Palma opened the meeting.

The Farmer and the Fish

Viktor Solarik, architect for the project, displayed drawings of proposed changes to a porch on the rear side of the Purdy Homestead where The Farmer and the Fish is located. He explained that the porch has a hip roof that he wants to change to a gable-end roof to match the section of the house it extends out from. The proprietors also would like to enclose the porch for seasonal use by the restaurant's take-out business. Mr. Solarik explained that the take-out stand has 3 steps leading up to it, so the proprietors would like to have a handicap-accessible display area on the porch; enclosed, it could be used year-round. He pointed out removable glass panels and a door to be installed on the 3 sides of the porch.

Ed Isler asked what is in that part of the building.

Mr. Solarik said it used to be a part of the restaurant operation. He referred the ARB to the floor plan drawings, pointing out the take-out area at the rear and the rear/side porch leading to it. He explained that the take-out stand will be where people who call in to order food may come and pick it up.

David Wilklow asked if the porch is supported just by posts at present.

Mr. Solarik said that was correct. He explained that the restaurant is going through a site plan approval process with the Planning Board, and the renovations are a part of it.

Chairman Palma inquired about parking.

Mr. Solarik pointed out all the additional parking spaces to be put in, saying there will be more spaces than required by the Zoning Ordinance to alleviate congestion and to discourage parking across Route 22 at the playing field. He added that he expects the area across Route 22 will be posted as a "No Parking" area once the parking areas are complete at the restaurant. Mr. Solarik pointed out that the front parking spaces are

labeled "off site" because, although there has always been parking there, the property is actually owned by the City of New York.

Chairman Palma was initially concerned about patrons needing to walk across the driveway.

Mr. Solarik said access is actually quite easy and explained that there is a walkway leading to both the front porch and around the side of the building to the porch.

Chairman Palma asked if any parking will be specifically designated for use by take-out customers.

Mr. Solarik said the take-out parking is part of the total 80 parking spaces/the spaces are not specifically designated.

Chairman Palma commented that take-out customers will be driving in and out more frequently than restaurant patrons. He had some concerns about congestion, but he also said the proposed renovation/addition of take-out service is a good enhancement and he hopes the parking arrangement will work out.

Mr. Solarik said the parking area on the left of the building will be significantly expanded, and 30 spaces are to be put in on the right side.

Mr. Wilklow asked about the dumpster location at the end of the parking area to the left of the restaurant.

Mr. Solarik said he wanted it located even farther from the restaurant, but the Planning Board wanted it to be close. He added that he might bring the subject up again. He did say that deliveries and garbage removal all take place in the morning when there are no customers.

The ARB suggested the dumpster location be re-considered/it should be located farther from the take-out shop and pedestrian walkways for both the take-out shop and the restaurant. The north side of the rear/north parking area would be more appropriate/safer.

Chairman Palma said he would like to have seen the path, but Mr. Solarik explained that it was not on the property when he drew the plans.

The Chairman asked if the Historic Preservation Commission approved the changes to the building, and the secretary replied that they did.

Mr. Isler asked about siding on the porch.

Mr. Solarik stated that it will be different from that on the main building but the same as the existing siding on the annex that will contain the take-out counter. He said the roofing material will be consistent also.

Mr. Isler said the window panels look fine.

Chairman Palma agreed. He added that he had been concerned about pedestrians crossing the driveway, but it should not be a problem with the walkway in place.

The Architectural Review Board members were all in favor of approving the planned alteration to the porch at the side of The Farmer and the Fish.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Janice Will, Recording Secretary