

**INC. VILLAGE OF NORTHPORT  
BOARD OF ARCHITECTURAL & HISTORIC REVIEW  
MINUTES FROM SEPTEMBER 2, 2020**

Present: Henry Tobin, Andrea Miller, Richard Krulik, Gene Spivak, Phillip Ingerman, Brendan Moran, Steve Keller

Meeting was held virtually via zoom conference call.

**FILE 20-17 – RITE AID – 75 MAIN ST.**

Nick Maringelli on behalf of Rite Aid Corp. came before the board to request permission to change the sign at 395 Ft Salonga Rd. The new sign will replace an existing sign above the doorway entrance on the center of the building. The doorway sign text will change to green and blue. The sign will also include the new Rite Aid crest to the left of the text. The directory sign will also be replaced. This sign text will change to green and blue to match the sign on the building, it will also include the Rite Aid crest and “pharmacy.” Both signs will be illuminated. The board had asked Mr. Maringelli to make some adjustment and report back to the board in October.

**FILE 20- 18– TD BANK – 647 MAIN ST.**

Arlene Meli on behalf of Ultimate Signs & Design Corp. for TD Bank appeared before the board to request permission to change the signs at 647 Main St. The new signs will be replacing existing signs just updating to TD Bank’s new color and font specs. The entrance channel letters “TD” will be updated to a new shade of green the white lettering will not change and there will be no updates to the illumination or size of the sign. The side TD wall cabinet will be a face replacement to a lighter shade of green. There will be no change to illumination or size. The illuminated directional signs will be updated to a slimmer non-illuminated sign with same messaging and reflective white vinyl copy.

Resolution of The Architectural Review Board of the Village of Northport Authorizing the issuance of a sign permit for 647 Main Street, Northport, New York (TD Bank).

Resolution for Architectural Review Board Meeting Dated September 2, 2020

The following resolution was offered by: Phillip Ingerman

And seconded by: Gene Spivak

WHEREAS, Arlene Mell(Ultimate Signs & Designs Corp.) for Steven Prouse on behalf of TD Bank, owner (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to update existing signage by adding the TD box vinyl and the green stripe vinyl und the word “bank” on the sign over the entrance, replace face on cabinet and add new non-illuminated directional signs at the building at 647 Main Street, Northport NY (TD Bank).

WHEREAS, the applicant submitted a proposal, drawings, map and photos, and

WHEREAS, the Architectural Review Board has reviewed the submission and heard testimony from the Applicant,

WHEREAS, granting authorization for a sign permit is a Type II action pursuant to 6 NYCRR 617.5 (c) 25 and no further review is required.

NOW, THEREFOR, it is resolved as follows:

The Applicants application is granted with the following conditions:

The signs will be the same color as the retainer to look seamless

The vote was 7 to 0 in favor of application.

**FILE 20-19- THE MINDFUL RABBIT- 146 MAIN ST.**

Sara Merrigan appeared before the board to request permission to change the sign at 146 Main St. The sign is created using particle board wood and an acrylic laminate and weather proofed and has two eye rings on top to hang from. The sign is 2 ft by 3ft and double sided. The colors used are white and gray with “Lyemue Look Kreung” font. The font size is 3 inches. The sign will be hung from an existing L bracket that is 2.5 feet high and 3 feet long. The hung sign will be 80 inches from the bottom of the sign to the ground. There is no illumination

Resolution of The Architectural Review Board of the Village of Northport Authorizing the issuance of a sign permit for 146 Main Street, Northport, New York (The Mindful Rabbit)

Resolution for Architectural Review Board Meeting Dated September 2, 2020

The following resolution was offered by: Andrea Miller

And seconded by: Steven Keller

WHEREAS, Sara Merrigan for Vincent Piemonti (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to hang a sign on the building at 146 Main Street, Northport NY (The Mindful Rabbit).

WHEREAS, the applicant submitted a description, drawings, proposal and photos, and

WHEREAS, the Architectural Review Board has reviewed the submission and heard testimony from the Applicant,

WHEREAS, granting authorization for a sign permit is a Type II action pursuant to 6 NYCRR 617.5 (c) 25 and no further review is required.

NOW, THEREFOR, it is resolved as follows:

The Applicants application is granted with the following conditions:

The proposed sign will be cut in half so “The Mindful Rabbit” are the only 3 lines shown on the hanging sign. “Gifts, Workshops for the body mind & soul” will be removed along with the phone number and website.

Front directional sign will be same type face as in storefront.

Bunny picture added to left of the text

White letters on black background

The vote was 7 to 0 in favor of the application

#### **FILE 20-20 – NORTHPORT HOMES- 451 MAIN ST**

Yiannis Sismanoglou appeared before the board to request permission for new signage at 451 Main St. The proposed sign “Northport Homes a Rental Community” will be 2-inch-thick high-density polyurethane with carved lettering filled with high quality enamel paint. Colors will be 2-tone green with white lettering and beige highlights. Finish on all paints to be flat or matte. The polyurethane post will be white and the sign will hang from a stainless-steel S hook attachment with a decorative rose design on it.

Resolution of The Architectural Review Board of the Village of Northport Authorizing the issuance of a sign permit for 451 Main Street, Northport, New York

Resolution for Architectural Review Board Meeting Dated September 2, 2020

The following resolution was offered by: Gene Spivak

And seconded by: Brendan Moran

WHEREAS, Yiannis Sismanoglou, Residential Property Director Philips International as Agent for Suffolk Northport LLC (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to install a new entrance sign at the building at 451 Main Street, Northport NY.

WHEREAS, the applicant submitted a proposal, drawings, map and photos, and

WHEREAS, the Architectural Review Board has reviewed the submission and heard testimony from the Applicant,

WHEREAS, granting authorization for a sign permit is a Type II action pursuant to 6 NYCRR 617.5 (c) 25 and no further review is required.

NOW, THEREFOR, it is resolved as follows:

The Applicants application is granted with the following conditions:

Post will be 8 ft away from curb and entrance

Post will be white and S bracket will be white

Approved subject to submission of materials evidencing a matte finish on the sign and post.

The vote was 7 to 0 in favor of the application

#### **FILE 20-21- SOUTHDOWN COFFEE- 72 Main St**

Scott Bocard on behalf of South Down coffee appeared before the board to gain approval for a sign for 72 Main St. The sign will be Krosmail material 10 feet by 20 inches white background with black text.

The illumination is existing and the proposed sign will be mounted on the same brackets as previous sign. The applicant would also like to paint the door semigloss black with brass hardware pull handle. Resolution of The Architectural Review Board of the Village of Northport Authorizing the issuance of a sign permit for 72 Main Street, Northport, New York (Southdown Coffee)

Resolution for Architectural Review Board Meeting Dated September 2, 2020

The following resolution was offered by: Henry Tobin  
And seconded by: Steven Keller

WHEREAS, Mark Boccard for Frank Cavagnaro and Justine Cavagnaro (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to add new signage for coffee shop using a white sign with black letters making use of existing gooseneck at the building at 72 Main Street, Northport NY (Southdown Coffee).

WHEREAS, the applicant submitted a proposal and photo, and

WHEREAS, the Architectural Review Board has reviewed the submission and heard testimony from the Applicant,

WHEREAS, granting authorization for a sign permit is a Type II action pursuant to 6 NYCRR 617.5 (c) 25 and no further review is required.

NOW, THEREFOR, it is resolved as follows:

The Applicants application is granted with the following conditions:

The background has a flat or matte finish

Painting of the door is approved conditionally upon receiving approval letter from landlord.

The vote was 7 to 0 in favor of the application

Respectfully Submitted,  
Grace Tierney