

Inc. Village of NORTHPORT VILLAGE
BOARD OF ARCHITECTURAL & HISTORIC REVIEW
Minutes from Wednesday, April 13, 2022

Present: Henry Tobin, Steven Keller, Phil Ingerman, Gene Spivak, Paul Herkovic, Andrea Miller, Attorney John Bennett, Board Secretary Skye Odegaard and Court Reporter Kelly Culen. Not present is Brendan Moran and Richard Krulik.

Please note: This meeting was held via Zoom video conferencing.

APPROVAL OF MINUTES:

SIGN APPLICATIONS: 22-04 – City MD – 399 Ft. Salonga Rd.
22-05 – Beautiful Addiction – 81 Ft. Salonga Rd.
22-07 – Serhant – 155 Main St.
22-08 – Northport Historical Society – 215 Main St.
22-09 – Feed & Grain – 73 Main St.
22-08 – Northwell Health – 721 Ft. Salonga Rd.

NEW ALTERATIONS: 22-06 – 39 Mariners Lane – Stacy Duka (Architect)
22-10 – Haven Gallery – 50 Main St.

OLD BUSINESS: 20-26 – Erlich - 97 Laurel Ave. – Additional change to
façade/porch
21-20 – Starbucks - (major alt/sign): 687 Ft. Salonga Rd

20-26 - Ms. Susanna Erlich of 97 Laurel Avenue virtually appeared after she submitted a letter to the board to request approval to alter the design plans that were submitted and approved at the November 2021 Architectural and Review Board meeting. Ms. Erlich is having trouble obtaining materials and requests to install 3 doors, only one will serve as an entry and exit. The board approved her to alter the plans based on materials that can be obtained with a provision that the railings that were previously approved remain.

The following resolution was offered by: Henry Tobin
And seconded by: Andrea Miller
The motion was approved by a vote of 6-0
No Abstentions
The resolution passes.

21-20 – Starbucks – Michael Kenduck of MLR Real Estate LLC (the “applicant”), Katherine Catapano and Tom Whitney are present via zoom. This is a continuation of several meetings

and they are here to address any remaining open items. Mr. Tobin requests the retaining wall have vertical blocks to prevent skateboarders. Mr. Tobin asked to move acceptance of the application given the latest renderings and with the option of doing some sort of staggered or differential level on the wall to inhibit skateboarding.

The following resolution was offered by: Phil Ingerman

And seconded by: Paul Herkovic

The motion was approved by a vote of 6-0

No Abstentions

The motion carries – This approval does not cover the pole sign as Starbucks has stated this will be on a separate application.

22-06 – 39 Mariners Lane – Stacy Duka was virtually present to represent the homeowners of 39 Mariners Lane. This is a continuation of the previous meetings. Mr. Tobin suggested a field visit to inspect the Architectural parts and the supports. Mr. Tobin would like to get the mayor’s consent for the expert and then proceed.

The following resolution was offered by: Henry Tobin

And seconded by: Gene Spivak

The motion was approved by a vote of 6-0

No abstentions.

Whereas, The Board of Architectural & Historic review believes that it is advisable for the Village to hire an outside historical architectural consultant to perform a site visit and analysis at 39 Mariners Lane.

22-04 – City MD – Lydia Jimenez was virtually present representing City Md. City MD submitted an application to the Architectural Review Board to replace the existing Medi Center wall sign with a new City MD wall sign, to replace Medi Center tenant panel on existing tenant directory and face replacement on existing ground sign at the building located at 399 Fort Salonga Road.

Ms. Jimenez states the letters are reverse channel so the face is aluminum where there will be no light shining through the face of the letters but there will be light shining through the back of the letters so it creates a halo effect onto the building. There will not be any light projecting past the building. The fabric on the awning will be replaced to the red City MD colors.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a sign permit for 399 Fort Salonga Road, Northport, NY (City MD)

Resolution for Architectural Review Board Meeting dated April 13, 2022.

The following resolution was offered by: Andrea Miller

And seconded by: Steve Keller

The motion was approved by a vote of 6-0.

No abstentions.

WHEREAS, Lydia Jimenez, All In Permit Consultants for Lewisy Northport LLC (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to replace the existing Medi Center wall sign with new City MD wall sign, replace Medi Center tenant panel on existing tenant directory and face replacement on existing ground sign at the building located at 399 Fort Salonga Road, Northport NY. (City MD)

WHEREAS, the applicant submitted a proposal, specifications, 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 Applicant’s application is granted.

22-05 – Beautiful Addiction – Mr. Jason Browne virtually appeared before the board on behalf of Beautiful Addiction. The applicant submitted an application to The Architectural Review Board to install a sign on the roof top, and an east-west sign on the signage board located at 81 Fort Salonga Road. Ms. Miller asked if the sign was going on the roof and if it was similar to another sign application that was approved before at the Marina. Mr. Browne stated the sign would be on the lip of the roof. Mr. Keller stated the application is lacking, that there are no color samples. The Board doesn’t know what shade of grey or pink is being used and the size of the signs were questioned. Mr. Keller stated there are no photos of neighbors to see if the sign fits in. The property manager at Britannia spoke on behalf of Beautiful Addiction, Charlie Costello explained the signs are 2-foot x 8-foot for the marquee and that the roof top sign is exactly like the other signs. Mr. Keller states there is no reference as to how it will fit with the other signs on the marquee. The board cannot put it into context stating the application is incomplete. Mr. Browne asked to table this for now in order to get more information. Mr. Tobin said they would move onto another application. Mr. Browne returned later in the meeting and stated Beautiful Addiction would resubmit an application with more additional pictures and paint colors.

22-07 – Serhant – Carl Horn virtually appeared on behalf of the applicant Serhant. The applicant submitted an application to The Architectural Review Board of the Village of Northport to install three (3) signs, one main sign on the front of the building, and two (2) signs on both sides of the building at the building located at 155 Main Street, Northport NY. Mr. Keller stated the Village code only allows 2 signs. Ms. Miller was concerned the lettering is too big for the sign and stated the arrow seems small compared to the type face. Mr. Horn stated he is following the corporate guidelines that the lettering goes right to the border. Mr. Tobin asked if it was against the corporate guidelines to lower the font size by 10%. Mr. Horn stated he could do that. Mr. Tobin stated the sign is in bright white and a bright blue and asked if the

color could be toned down. Mr. Horn stated that this is their corporate colors and he cannot alter the colors. Mr. Tobin requested the white be changed to an off-white to blend into the building better. Mr. Keller states the scale needs to be addressed as the sign is too large, he requested the sign go from the edge of the window to the edge of the next window.

Resolution of The Architectural Review Board of the Village of Northport Authorizing the issuance of a sign permit for 155 Main Street, Northport, New York. (Serhant)

Resolution for Architectural Review Board Meeting dated April 13, 2022. The following resolution was offered by: Steve Keller

And seconded by: Paul Herkovic

The motion was approved by a vote of 6-0

No Abstentions.

The motion carries.

WHEREAS, Michael Sadis for 155 Northport LLC (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to install three (3) signs, one main sign on the front of the building, and two (2) signs on both sides of the building at the building located at 155 Main Street, Northport NY. (Serhant)

WHEREAS, the applicant submitted a photos and specifications, 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 Applicant’s application is granted with the following conditions: The main sign building will be reduced to 78 inches wide and its height should be adjusted in proportion to the height of 29.54 inches high and 95 inches wide as originally submitted. The sign that will be put on the west side of Rockin’ Fish’s’ building will the same size as the Rockin’ Fish sign that is located on the east side of the building and will be placed above the Cornish on the west side of Rockin’ Fish’s building.

22-08 – Northport Historical Society- Terry Reid, Caitlyn Shea, Suzanne McGuire, Carolyn Basche and Phil Ingerman are all virtually present. Caitlyn Shea has submitted an application on behalf The Northport Historical Society to The Architectural Review Board of the Village of Northport to affix a sign to the front of the building reading “Museum” at the building located at 215 Main Street, Northport NY. Ms. Reid stated they would like a simple sign located on the front of the building that says Museum and has their logo on it. This will allow people passing

by to know the building is a museum and that it is open to the public. Ms. Reid also stated the Society wanted to alter the lawn sign. To cover up what is already there by removing the Northport Historical Society verbiage and to replace it with Museum. The colors will remain the same as what is already there. Mr. Keller is not a fan of the sign on the building as it blocks off a lot of the brick detailing that makes the building so lovely. Mr. Tobin and Mr. Herkovic agree with Mr. Keller. The Architectural Board suggests they have a more significant lawn sign. Mr. Horn who has another client was still on zoom, he chimed in and suggested pinned, individual letters instead of a sign and provided a digital rendering with Old English lettering. Mr. Tobin states that is a lot better but he is not sure if Mr. Horn could come up with something that would be really acceptable. Mr. Tobin is open to looking at something like pinned lettering but proposed a long lawn sign, that it would be more effective in grabbing people's attention. Mr. Ingerman spoke on behalf of the Historical Society stating that the purpose of this museum sign is to bring people in, not to disfigure the building. Mr. Ingerman stated that lifelong residents of Northport have no idea there is a museum there and the Society is trying to draw people in and hopes the Architectural and Review board will not reject to some sort of signage on the building. Ms. Reid asked if a new application must be submitted for the lawn sign. Mr. Keller stated yes. Ms. Miller stated they could update the lawn sign there now.

22-10 – Haven Gallery – Ms. Erica Berkowitz appeared virtually after submitting an application to The Architectural Review Board to add a new sign and redo the front of the building including adding letters located at 50 Main Street. The proposed façade has Historic Victorian corbels, as well as, carved in relief columns and warm gold, flat lettering.

Mr. Tobin states there are two issues that require two areas of review. One being the redesign of the façade and the second is the sign itself. Any change to the front of the building that is not a sign or not paint but deals with changing the elements of the façade is something this board deals with. Chapter 13 deals with commercial buildings and Chapter 14 which is Historical review of commercial buildings. Mr. Tobin states the board can review the sign first but there is no guarantee that the board will approve the design changes for the building itself.

The board liked the green black color but questioned why Ms. Berkowitz wants to change the current façade. Ms. Berkowitz states the façade is structurally fine but there is crown molding on top and the middle of the façade which she cannot remove easily and doesn't wish to. There is a foam material that can be applied between the existing façade and stucco finish that would allow the build out and maintain the historical aspect of the building. The crown molding bisects the façade making it very difficult to put the signage in the middle where Ms. Berkowitz would like.

Ms. Miller questioned the Victorian corbels stating it doesn't fit the era of building. Mr. Keller suggested Ms. Berkowitz paint the building and be done with it and to not get involved in covering up the original detail. Mr. Tobin suggested looking into the history of the building to determine the age of the building and to see if the façade had any other designs in the past in order for Ms. Berkowitz to change the façade. Mr. Tobin asked Ms. Berkowitz if the re-design

of the façade does not go as far as Ms. Berkowitz wishes, would she have a problem putting the signage where Carl’s Candies sign used to be. Ms. Berkowitz stated if she moves the verbiage up, she would need to get an awning as there will be a lot of negative space. Ms. Berkowitz states she will prepare something different as per the Boards concerns.

22-09 – Feed & Grain - John Murn appeared virtually and has submitted an application to The Architectural Review Board of the Village of Northport to replace an old sign that was damaged at the building located at 73 Main Street, Northport NY. Mr. Murn is requesting to change the existing signage in dark blue that matches the post. Ms. Miller printed her documents in black and white and stated the black color would look better. Mr. Keller asked if Mr. Murn would be willing to paint the post black and continue with a black sign instead of blue. Mr. Murn does not care what color is approved. Mr. Murn stated he liked black better and he proposed black. Mr. Tobin asked if the post would be painted black as well.

Resolution of The Architectural Review Board of the Village of authorizing the issuance of a sign permit for 73 Main Street, Northport, New York. (Feed & Grain)

The following resolution was offered by: Steve Keller
And seconded by: Gene Spivak
The motion was approved by a vote of 6-0
No Abstentions.

WHEREAS, John Murn (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to replace an old sign that was damaged at the building located at 73 Main Street, Northport NY. (Feed & Grain)

WHEREAS, the applicant submitted photos and specifications, 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: To approve the new design, colors of the sign will be black and white. The post will be painted black to match the sign.

The Applicant’s application is granted with the following conditions:

22-08 – Northwell Health - Lydia Jimenez virtually appeared representing Northwell Health. Northwell health has submitted an application to The Architectural Review Board of the Village of Northport to add a sign on the tower elevation, add a sign band over the door and add a marquee sign at the building located at 721 Fort Salonga Road, Northport NY.

Mr. Tobin asked Ms. Jimenez to check with the landlord regarding the marquee sign.

Resolution of The Architectural Review Board of the Village of Authorizing the issuance of a sign permit for 721 Fort Salonga Road, Northport, New York. (Northwell Health)

The following resolution was offered by: Phil Ingerman

And seconded by: Andrea Miller

The motion was approved by a vote of 6-0

No Abstentions.

WHEREAS, Northwell Health for Almona Holdings LLC c/o James B. Ross (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to add sign on tower elevation and add a sign band over the door at the building located at 721 Fort Salonga Road, Northport NY. (Northwell Health)

WHEREAS, the applicant submitted a proposal and specifications, plans 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: To approve the two building signs as presented.

The Applicant’s application is granted with the following conditions: The Architectural Board requests a rendering of what the marquee sign will look like with all the signs together.

The meeting was adjourned at 10:22 pm.

Respectfully submitted,

Skye Odegaard
Board Secretary