

Inc. Village of Northport

BOARD OF ARCHITECTURAL & HISTORIC REVIEW

Minutes from Wednesday, June 1 2022

Present; Henry Tobin, Steven Keller, Paul Herkovic, Brendan Moran, Attorney John Bennett, Board Secretary Skye Odegaard and Court Reporter Kelly Culen.

Not present is Richard Krulik and Phil Ingerman.

APPROVAL OF MINUTES: April 13, 2022 - Motioned by Mr. Keller and seconded by Mr. Herkovic. Mr. Moran Abstained. Approved by a 3-0 vote.

May 4, 2022 – Motioned by Mr. Herkovic and seconded by Mr. Keller. Mr. Tobin Abstained. Approved by a 3-0 vote.

OLD BUSINESS: 22-13 – Adelburg Montalvan – 239 Main St. - Sign
22-06 -- Agoglia - 39 Mariners Lane – Alt.
20-22 – Kevin Cox - 241 Woodbine Road – Alt.
22-17 – Bathroom Concepts – 101 Main St. - Awning

INFORMAL REVIEW: 22-12 – John Oldham – 65 Seaview Ave.

NEW ALTERATIONS: 22-19 – LaPorta Pizza - 61 Main St.
22-12 – John Oldham - 65 Seaview Ave.
22-18 – Lombardi House - 403 Main St.

22-13 – Adelburg Montalvan – Mineola signs was not present on behalf of their client. At the May 4, 2022 Architectural Review board meeting the Board discussed changes with Peter Lavery. The changes were made and resubmitted via email. Mr. Keller stated they dropped the too and the exclamation point and he states it reads nicer.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a sign permit for 239 Main Street, Northport, New York. (Adelburg Montalvan-Pediatric Dentist)

The following resolution was offered by: Steven Keller

And seconded by: Paul Herkovic

The motion was approved by a vote of: 3-0

Abstention: Henry Tobin

WHEREAS, Great Neck Signs DBA Mineola Signs for Panichella Holdings LLC (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to remove wood sign and replace with new PVC sign at the building located at 239 Main Street, Northport NY. (Adelburg Montalvan)

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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 with the following conditions: Approved as resubmitted on 5/5/2022.

Note: The image and the letters should not be glossy.

22-06 – 39 Mariners Lane – Stacy Duka was present before the meeting to inform Mr. Tobin that she will not be presenting tonight and that the homeowners are requesting to have their attorney present. Mr. Tobin states this will be deferred to perhaps next month.

20-22 – 241 Woodbine Road – George Suddell appeared before the board on behalf of his client, Kevin Cox (Mr. Cox was not present). Mr. Tobin states Mr. Suddell has come into the middle of this and he provided a brief recap. The resolution that was approved at the Architectural and Review Board at the 12/2/2020 meeting was not adhered to. Mr. Suddell and the Board discussed the plans submitted. Mr. Tobin will send any historical photos he has to Mr. Suddell. Mr. Tobin also requests that Mr. Suddell work with Mr. Keller and Mr. Moran to firm up actual proportions and sizes and then he can come back for further review.

22-17 – Bathroom Concepts – Stacey and Vic Massina appeared before the board with a revised application to install an awning sign above the store front. Mr. Keller confirmed with Mr. Massina that the awning is the same size as the neighboring property, (First National Bank of Long Island's) awning. Mr. Keller stated he has no problem with the awning being black and that the awning looks so much better than their first submission. The board then discussed the colors proposed by Mr. and Mrs. Massina to paint the exterior of the building. Mrs. Massina stated the doors will be painted black.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a sign permit for 101 Main Street, Northport, New York. (Bathroom Concepts)

The following resolution was offered by: Steven Keller

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And seconded by: Paul Herkovic
The motion was approved by a vote of: 4-0
No Abstentions

WHEREAS, Victor Massina and Stacey Massina for 101 Main St LLC (the “Applicant”) has submitted an application to The Architectural Review Board of the Village of Northport to install an awning sign above the store front at the building located at 101 Main Street, Northport NY. (Bathroom Concepts)

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 with the following conditions: Approved revised awning as resubmitted on 5/25/2022. In which, the business name Village Kitchen & Tile Expo is underlined by a series of dots. The Board further approves repainting of the façade in the following way: the wall of the building will be painted in Benjamin Moore HC-172 otherwise known as, Revere Pewter. The brick details at the top of the building, the bead board above and below the store front entrance and window, the window frames on the second floor are all painted Benjamin Moore HC-168, Chelsea Gray. The entry doors will be repainted Black. Window sashes on the second floor will remain white.

22-15 – LaPorta Pizza – George Suddell and Carl Horn appeared before the board on behalf of the applicant, LaPorta Pizza. The applicant has submitted an application to The Architectural Review Board to install a new sign and modification of existing windows to a bi-folding door. Since there is an architectural change to the building, Mr. Tobin states the Board needs to see if this meets the criteria for Historic Determination. Criteria is met. The Board will need consent from the owner. Mr. Tobin states removing the indent in the façade is a radical change and requests the door be kept centered as it has been for many years. Mr. Keller feels the take-out window would be a distraction but has no issues moving the entrance door as it was set up when there were two different stores. Mr. Tobin suggests coming back to the Board with a proposal for one door, a service window and using sliding or folded panels. Mr. Suddell has issues with planning a functioning restaurant around the Board’s suggestions for the façade. If Mr. Suddell has to keep the door in the middle of the entrance, the bi-folding doors would be cut so far back in scale that they aesthetically do not have the same impact; keeping the door

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centered would force the bi-folding doors to go from 15 feet wide down to 7 or 8 feet wide. Mr. Tobin asked Mr. Suddell if he would like to come back with a shaped front that accommodates the things Mr. Suddell is looking for. Mr. Suddell doesn't want to give the board a hard time but is arguing his point. Mr. Tobin states he would be willing to consider a differently shaped front but having a flat front is an inappropriate change. Mr. Horn needs to provide color samples for the sign.

22-12 – John Oldham – 65 Seaview Ave. – Michael Vandrei from Hoffman Grayson Architects appeared on behalf of his client, John & Suzanne Oldham, who are also present. They submitted an application to the board to add a new wrap around porch, attached two car garage and open-air covered balcony. Mr. Tobin asked about the usable space above the garage and stated it might need to go in front of the zoning board. Mr. Vandrei states this garage will be attached to the house and he will clarify with Don Tesoriero in the building department. The board will review the rest of the application. The changes the Board suggested at the May 4, 2022 Architectural and Review Board meeting were all discussed. The Board liked the changes and continued discussing the rest of the proposal.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a major residential alteration permit for 65 Seaview Avenue, Northport, New York. (Oldham Residence)

The following resolution was offered by: Steven Keller

And seconded by: Paul Herkovic

The motion was approved by a vote of: 4-0

WHEREAS, John Oldham and Suzanne Oldham (the "Applicant") has submitted an application to The Architectural Review Board of the Village of Northport to add a new wrap around porch, attached two car garage and open-air covered balcony to the residence located at 64 Seaview Avenue, Northport NY. (Oldham Residence)

WHEREAS, the applicant submitted a proposal, 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 major residential alteration 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: Approval of the proposal submitted 5/18/2022.

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The Applicant's application is granted with the following conditions: Removal of pork chop ends. The garage dormer on the east elevation; move forward to bring 2 and a half courses of shingles as proposed for the west elevation of the garage.

22-20 – Steven Thomson – 148 Woodbine Ave. – Mr. Thomson and his architect George Suddell appeared before the board after submitting an application to dormer the master bedroom and make revisions and replacements of certain windows. At the start of the meeting Mr. Thomson submitted additional information on solar panels that he wished to get the opinion of the board. Mr. Tobin states as long the applicant does the solar panels in accordance with the code, which comes from NYS law, the board has nothing to say about that. Mr. Thomson states there are 4 things they would like to get approved. Mr. Tobin states 2 of which have previously been approved, essentially. The proposal was discussed.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a minor residential alteration permit for 148 Woodbine Avenue, Northport, New York. (Thomson Residence)

The following resolution was offered by: Steve Keller

And seconded by: Brendan Moran

The motion was approved by a vote of: 4-0

WHEREAS, Steven Thomson (the "Applicant") has submitted an application to The Architectural Review Board of the Village of Northport to dormer the master bedroom and make revisions and replacements of certain windows at the residence located at 148 Woodbine Avenue, Northport NY. (Thomson Residence)

WHEREAS, the applicant submitted a proposal, 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 minor residential alteration 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: Approval of submission, as submitted dated 5/16/2022.

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The Applicant's application is granted with the following conditions: The dormer to replace the current skylight is the same as approved previously for application for this address by Morgan except that the wrapped overhang will be pulled back to 12 inches. Also, the second story emergency window approved to be changed to a half round top in the Morgan application is approved here as well but it shall be centered under the ridge. Also, the current small window to the North of the emergency window shall be removed. Finally, a second window on the first-floor North side of the house shall be restored and shall be the same size as the existing window on the first floor of the North side of the house and shall be centered under the window above.

22-18 – Lombardi House – 403 Main St. – Phil Kampf appeared before the board on behalf of the applicant Mr. and Mrs. Lombardi after submitting an application to add a 2nd story master suite over existing with two small rooms, rear additions and second story decks in the rear of the residence. The plans were discussed.

Resolution of The Architectural Review Board of the Village of Northport authorizing the issuance of a minor residential alteration permit for 403 Main Street, Northport, New York. (Lombardi House)

The following resolution was offered by: Steve Keller

And seconded by: Brendan Moran

The motion was approved by a vote of: 4-0

WHEREAS, Philip Kampf for Rosemarie Lombardi (the "Applicant") has submitted an application to The Architectural Review Board of the Village of Northport to add a second story master suite over existing with two small rooms, rear additions and second story decks in the rear at the residence located at 403 Main Street, Northport NY. (Lombardi House)

WHEREAS, the applicant submitted a proposal, 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 minor residential alteration 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: Approval of plans submitted on May 11, 2022

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The Applicant's application is granted with the following conditions: **1.** The second story over the garage will be set back from the south by four feet to match the existing setback of the center portion to match the existing setback of the center portion from the Western portion of the house. **2.** The prayer room in the rear of the house shall be moved two feet to the left creating a step back of two feet from the East. **3.** The freeze board shall be extended over the rear roof of the deck. **4.** Bow windows shall be changed to double hung window. **5.** All trim details. **6.** On the East side elevation, which is right side elevation on Phillip's drawing A-320, to continue the first-floor facia with brackets and freeze board wrapping around to the Northeast corner and dying into the newly proposed prayer room and to match the existing details.

Mr. Keller made the motion to adjourn the meeting. The meeting was adjourned at 11:00 pm.

Respectfully submitted,

Skye Odegaard
Board Secretary