

Pleasantville Architectural Review Board
December 8, 2021

The Pleasantville Architectural Review Board was called to order by Russel Klein, Chairman, at approximately 8 pm on Wednesday, December 8, 2021. Attending the meeting were Russell Klein, Chairman; Erik Brotherton, David Keller, Henry Leyva, James MacDonald, Philip Myrick and Anjali Sauthoff, Members; and Robert Hughes, Building Inspector. Absent: Mary Sernatinger, Secretary

1. **59 Marble Avenue – Wood & Fire** – Proposed new exterior trellis / pergola over existing terrace dining area – *New application*. Present: Michael Ferrara.

Mr. Ferrara said the pergola color (steel gray) and materials are the same as for Southern Table, samples of which he had dropped off at Village Hall. He said there would be just one door at the main entrance, coming in off of the street. There is a gate that has been there since A'Mangiare, but they do not use it. The structure would be mounted to the building all the way around and is slightly bigger than Southern Table's, with three sections compared to Southern Table's two section.

Mr. Hughes said the door width would have to be 36 inches. Mr. Ferrara believed the opening was 44 inches.

Mr. Ferrara said the details are pretty much the same thing as for the Southern Table: The sides would retract up and down, it would be attached to the building and would come all the way to the parking lot part of the patio.

Mr. Ferrara said the structure would be flush with where the building turns back toward the take-out area. It will probably come in on the corner a few inches since the columns will sit on the inside of the wall (on the left side of the image).

Mr. Ferrara said there would be light, heating and fans. He added that it was a carbon copy of what they were doing at Southern Table.

Referring to the picture, Mr. Klein noted the background building is now black roof with gray walls. Mr. Ferrara said that because of the tent, he had to use an old picture. They were able to change the yellow paint to gray, but they were not able to change the roof.

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Mr. Myrick asked if there was additional signage that was not shown on the picture. Mr. Ferrara said looking at the picture there was additional signage on the left-hand side so when you enter the parking lot, the sign is right there. Mr. Myrick asked if there was any concern that the sign would be difficult to see from vehicles passing by on the street, but Mr. Ferrara said he was not very concerned because it's not visible now from cars heading North on Marble Avenue toward Bedford Road. He said it will be lifted up about eight inches so that it's flush to the roof.

Mr. Keller asked if the pergola would then prompt Mr. Ferrara to relocate the sign to the wall that's to the right of the photo. Mr. Ferrara said it wouldn't fit there and they don't have plans for a smaller sign. Mr. Keller was concerned about the applicant taking one step after another rather than addressing everything at once. Mr. Ferrara said they looked at signage but didn't think it would change too much for them. Those heading south on Marble Avenue would still be able to see the sign easily and those heading north can't see the sign as it is now anyway, so it doesn't really make a difference to him.

Looking at the photo, Mr. Keller referred to a bar about six feet high and a pane of glass framing a section. Mr. Ferrara said that was a picture of screen a quarter of the way retracted. He said the screen can be pulled all the way up to the top. In the summertime, the screen would be wide open, and in the wintertime, it would be down.

Mr. MacDonald said looking at the image on Google he sees two red awnings on the right. Mr. Ferrara said those awnings would remain. He believed the only awning that might be lost is the one above the garage.

Mr. MacDonald asked where the structure would be in relation to the jog in the building. Mr. Ferrara said the structure follows the jog – it's mounted to the building all around.

Mr. Klein noted that the sign fits nicely in the gray area now and asked if they would be moving the Wood and Fire sign. Mr. Ferrara said the Wood and Fire sign fit where it was and would not be moved and that the structure would probably be about six inches below it. He reiterated that he understood the Boards' questions about the sign, but that he wasn't worried about it.

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Mr. Hughes did the material samples are at his office if anyone wanted to see them.

Mr. Klein asked when the pergolas would be installed.

Mr. Ferrara said after he orders the materials, it will take two weeks to receive the first part of the structure, which will take about three days to install. The sides will come two weeks after that. He added he was hoping he could take the tents down, at least for Southern Table, by the middle of January.

A motion to approve the application was made by Mr. Myrick and seconded by Ms. Sauthoff. VOTING took place as follows:

Ayes	-	7	(Messrs. Klein, Keller, Brotherton, Leyva. MacDonald, Myrick and Ms. Sauthoff)
Noes	-	0	
Abstain	-	0	
Absent	-	0	

2. **152 Bedford Road – Craft** – Proposed alterations to exterior façade of existing tenant space – *New application*

The applicant said when they first presented to the Board, they were planning to leave the existing storefront, since it was new, and were focusing solely on the interior – increasing the size of the kitchen and other renovations. He said after speaking with the owner and after considering previous recommendations from the Board, they would like to extend the same garage door type style to the new façade. They would replace the existing aluminum store front with new garage doors that match the existing and a new front door like the Craft door on the corner. They want to carry on the same aesthetics to match.

Mr. Klein commented that the new store front was only very recently installed. The applicant said that was why they originally thought to leave it; but after improving the inside, they wish to make one unified facade. Mr. Klein said while he liked what they were doing making it unified, but thought it would look piecemeal; the storefront next to it will seem very out of place. The applicant

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said that was typical in retail buildings that have different businesses. In his opinion, having different facades helps to visually distinguish one business from another.

Mr. Klein asked what material is on the building – aluminum or brick. The Applicant said it might be aluminum-covered brick. If it is covered, he said they would try to remove the covering without destroying the edge around the door and then restore the brick, provided it is in good condition. Mr. Klein said it looked to him like it was a recessed aluminum post, and he didn't know if they would find brick underneath. The Applicant said they would probe it and find out.

The Applicant said they did not plan to add a new sign. They would carry the wood material across but would not put any lettering on top. The existing signs will remain.

The Applicant said they would change the light fixtures to make them all the same and separate them by equal distances. There will be four fixtures instead of five, to mimic what is over the current sign. All the gooseneck fixtures will match the existing ones to make it uniform.

The Applicant said the existing door would remain and there would be a second door on the new extension, which would match the corner door, 36 inches wide. A glass and aluminum panel would be above the new door, because, the Applicant said, it is in the middle of the two sections. Mr. MacDonald thought the panel looked out of place and would appear strange with the contemporary style of the garage doors. He suggested the transom above the door be designed to mimic the transom at the corner. The Applicant said they imagined the door would match the one on the corner and be framed by the garage doors. Mr. MacDonald reiterated his concern that the existing very traditional craftsman-looking door would look a bit awkward in an aluminum frame, and he thought the transom above should be in the same language as the door.

Mr. MacDonald asked if there was any way to move the door to the left instead of it being centered. The Applicant said after the interior layout was adjusted, the door is located a little bit to the right (of the screen that the Board is looking at). He explained that in order for it to qualify as the second entrance it needs to be placed at a specific distance from the other door. Mr. Klein noted that when the garage doors are both open and the wooden door in the middle of the opening, it might seem a little odd.

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The Applicant said the garage door to the left of the wooden door is operable, but the one to the right is not, so one side would open and the other would remain down.

Mr. MacDonald said it is preferable for surface conduit to be hidden, and it would be best if it could be cleaned up or minimized. It is visible on the right.

Mr. MacDonald said the existing wood on the right looked tired and asked if it would be refreshed during the process. The Applicant said all the wood throughout would be stained.

Mr. Klein asked if the Applicant would be changing the application with regard to the material over the door. The Applicant said he thought it did make sense to change the application to separate the two garage doors and make the language consistent with the existing doors. It would then look like the side door, minus the sign, but the same wood all around.

Mr. Myrick commented that since Craft took over the building it is shaping up to look better and better, and he thanked the applicants.

A motion to approve the application was made by Mr. MacDonald and seconded by Ms. Sauthoff.

VOTING took place as follows:

Ayes	-	7	(Messrs. Klein, Keller, Brotherton, Leyva. MacDonald, Myrick and Ms. Sauthoff)
Noes	-	0	
Abstain	-	0	
Absent	-	0	

3. **469 Bedford Road** – Proposed new exterior building signage – *New application*.
Dominick Tolli, The Signworks, Inc.

Mr. Tolli explained their application was to put up uniform signage for all of the businesses in the building. All four signs would two feet by seven feet with a black background and white graphics. The objective is to create uniformity rather than each business having different sign designs. Mr. Tolli said any future tenants at this property would have to meet this signage criteria.

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Mr. Tolli said the signage material is ½-inch thick alucobond (metal). and would screwed right into the building. Mr. MacDonald couldn't think of a sign in the Village where they had that type of installation and added that screwing through the front of the building was not ideal. Mr. X said they could go with blind fasteners if the Board wished.

Mr. MacDonald asked if the letters had any dimension to them. Mr. Tolli answered they did not, - the letters were vinyl, about 1/8 of an inch thick. They are not raised letters.

Mr. Klein noted that the horizontal aluminum caps at the top and above the storefronts was not visible on the image portraying the new signs – it was whited out. Mr. Tolli said the black bands would still be there when the new signage was installed.

Mr. Tolli said there is no lighting on the building currently, and they were not asking for any lighting at this time. He said if they decided at a later date to add illumination, they would have to call in an electrical contractor.

Mr. Hughes shared that the building owner has taken all the signs down, removed all lighting, and painted the building white. He said a couple of weeks ago his office received a call from one of the tenants advising of what was happening. Mr. Hughes went to the site and told them to stop and to submit an application. The new building owner was unaware that they needed approvals in advance. Mr. Hughes said they allowed them to finish at one coat of paint so that it didn't look half done and then work was stopped. Mr. Tolli said he was not involved with the removal or the painting.

Mr. MacDonald said he was happy that they were trying to improve the building and found the most recent image helpful, but thought the fasteners needed to be hidden.

Mr. Tolli said all the signs would be the same size with the same scalloped edge and bordering. The only thing that will be different are the actual graphics.

Mr. MacDonald said the sign should be centered on the tenant space, and in the previous elevation showed it didn't seem that way. Mr. Tolli said the signs would be centered up and down on the

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background since they're all the same size and would be placed over the store entrances. Mr. MacDonald did not think the signs could be centered over the doors, particularly because, as Mr. Klein pointed out, the doors were in pairs. Mr. Tolli realized that was the case and said they would have to center the signs over the stores.

Mr. Klein noted that while the storefronts weren't all the same length, the two on the end were larger than the two in the center, so it was symmetrical. Mr. Tolli assured the Board the sign placement would not be haphazard and would be symmetrical.

Myrick felt that coloring the signs black and white was too stark, especially now that the building was white. Mr. Tolli said they could make the sign border a color instead of white. Mr. Keller suggested the building be painted a light gray or putty instead of white. Mr. Tolli said changing the color of the building was not a decision he could make, but that he could bring that suggestion back to the building owner. He said the owner thought that with all the colors surrounding the property, white was a good choice. Mr. Keller said he understood, but that some of the Board Members felt the white was a bit too stark and light gray or putty would be better.

If the building stays white, Mr. Klein said they could adjust the signage. Mr. Tolli asked the Board what colors they would like to see as options so that he could bring a couple of samples to the Building Department. Mr. MacDonald liked Mr. Myrick's earlier idea to have the sign itself be grey, Mr. Klein would like to see a warm dark grey, Mr. Myrick suggested picking a color from one of the other awnings just for fun, and Mr. MacDonald suggested something like a burgundy. Mr. Tolli said he would find colors as close to what the Board suggested that would still have a factory finish. Ms. Sauthoff added that she would like to see the options in context with the whole block.

Mr. Klein commented that if he was going to model the sign after anything on that block, it would be the Taco Project, which he thought was an attractive solution. Ms. Sauthoff agreed. She acknowledged they had been trying to tie them into the signs on the other side but was interested in exploring a style and color similar to the Taco Project. Mr. Klein added noted that signs like the Taco Project would likely be a lot more expensive than the proposed signage. Mr. Tolli said that

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using a different type of signage would be a decision for the landlord, adding that it had already been difficult to convince the tenants to go with uniform signage; they all wanted different signs.

Mr. Hughes clarified that they received calls from multiple tenants that one day out of nowhere their signs were just missing. There was a new building owner who didn't know they needed approvals and apparently they removed the signs without informing the businesses and started painting the building. Mr. Tolli said he was unaware of those details.

Mr. Klein said in addition to giving other color samples, the Board would appreciate it if Mr. Tolli could refer the building owner to the Taco Project and see if he would be willing to do signs like theirs. Mr. Hughes shared that he didn't know for certain, but the new building owner might be the Taco Project. He said he would reach out to them, because he believed Mr. Tolli was dealing with the Property Manager and miscommunication might occur. He added the tenants were having some difficulties with the property manager (Trion Management).

Mr. Tolli said that once they receive approval, it would probably take two and a half weeks to get the signs installed. Mr. Klein said January 12th was the next meeting.

4. **Minutes**

On a motion by Mr. Myrick, seconded by Mr. MacDonald and unanimously carried, the minutes of November 10, 2021 meeting for the Architectural Review Board were approved.

Respectfully submitted,

Mary Sernatinger
Secretary