

**Minutes  
Architectural Review Board  
Village/Town of Mount Kisco  
Wednesday, May 18, 2022  
7:30 pm**

**The meeting was called to order at 7:32 pm, Wednesday, May 18, 2022, at the Municipal Building, Mount Kisco, New York by Chairman Dan Loughney.**

**Members Present:** Chairman, Dan Loughney  
Nick Bagley  
Dan Gagliardi  
Andy Gonzalez  
Heather Kornreich

**Members Absent:** None

**Staff Present:** Patti Tipa, Board Secretary

**Staff Absent:** Peter Miley, Building Inspector

**NEW CASES:**

- |   |                                   |
|---|-----------------------------------|
| <b>1. US Storage Centers<br/>65 Kensico Drive<br/>Mount Kisco, NY 10549</b> | <b>Case #ARB22-15<br/>Signage</b> |
|---|-----------------------------------|

Chairman Loughney called US Storage Centers. James Polinski from Signs Ink appeared before the Board on behalf of US Storage Centers.

James Polinski explained that this project is a rebranding of the existing storage facility. They are proposing new illuminated channel letters on the front of the building at the office, which consists of 8-1/2" letters mounted on a 24" backer board. This is sign #1 on the application. On the rear of the building facing the train tracks they are proposing non-illuminated, 16-1/2" pin mounted letters, which is sign #2 on the application. The former aluminum pan signs have been removed from the building. Chairman Loughney asked which sign is sign #3. James Polinski said sign #3 is a 2' x 4' non-illuminated sign of composite material with vinyl letters mounted on existing posts located near the entrance of the property.

Nick Bagley asked about a silver aluminum box located on one of the ground sign posts. James Polinski said he believes that is a key box for the facility. It is not related to the signage. Chairman Loughney said in summary, there is a post mounted sign on the street, an illuminated sign on the building and a non-illuminated sign on the rear of the building. He asked if that was to code. Patti Tipa explained that the rear sign was being permitted because they had a sign permit for that original sign and an agreement had been made to remove all of the old, non-permitted signs on the building and this then sign would be allowed. The sign is dimensionally compliant and can only be seen from the train tracks.

Chairman Loughney asked if the sign was a corporate logo. James Polinski said it is. They are opening up a lot of facilities in the area, at least 6 or 8 that he knows of. Heather Kornreich said the two new signs are an improvement but the post sign does not look very good. The previous sign was red with a border around it and it blended in. The new sign is white and looks more like a "For Sale" sign. She said there is an opportunity to improve the sign. James Polinski said they could add a black border. Heather Kornreich asked if the posts could also be painted. James Polinski said they could paint them black to match the border.

## **MOTION:**

**Heather Kornreich made a motion to approve 2 of 3 signs, with the 3<sup>rd</sup> sign pending the addition of a border and painting the posts black. Dan Gagliardi seconded the motion. All Ayes.**

**2. Lynott Residence  
100 High Street Extension  
Mount Kisco, NY 10549**

**Case #ARB22-16  
Dormer Addition**

Chairman Loughney called 100 High Street Extension. Kate Lynott, property owner, appeared before the Board.

Katy Lynott said she and her husband, Tim, are seeking approval to add a dormer to an existing attic space in their house. She said they have provided specs on the windows, Anderson 400 series, with white exterior. She said the rear and side faces of the home will be replacement of existing windows. The front face of the home will have a new picture window that will be aligned with the existing windows below. The siding will match the existing materials. They will be using cedar sidewall shingles and the color will match the rest of the house. Kate Lynott said the roof will be replaced with GAF Timberline lifetime shingles.

Chairman Loughney asked if the entire roof was being replaced. Kate Lynott said that was correct. Chairman Loughney said the new windows on the front elevation are aligned with the windows below but there is a blank space to the left. He asked if that was to maintain symmetry. Kate Lynott said that was correct. Heather Kornreich asked if garage doors are new because the rendering looks different than the picture. Kate Lynott said they are existing doors and they did not plan on replacing them. Heather Kornreich asked why they chose to go with shorter windows on the front of the dormer than the larger windows in the back. Kate Lynott said there wasn't any specific rhyme or reason. She worked with her contractor to pick out the windows. She knew they needed an egress window, which will be placed on the side of the house.

Chairman Loughney asked if the dormer in the front and the rear were the same size so they would be symmetrical from the side. Kate Lynott said that is correct. The dormer in the rear exists so the new dormer is only going to be in the front of the house. Chairman Loughney asked if they would be interested to change the front windows to match the height of the back windows. Heather Kornreich said the proportion of the windows seems a little strange. Dan Gagliardi said the rendering looks a little off. Kate Lynott said the windows on the specs are larger. Andy Gonzalez said the windows are 3 foot windows. Dan Gagliardi asked if they could update the rendering showing the actual size of the

windows, which would make the appearance more accurate. He said the Board is not opposed to what is being proposed but would like to see it. Kate Lynott said she would have the architect rendering updated and would email the changes to Patti Tipa.

Note: The rendering was updated and the Board approved the application through email.

**3. Gary Heitzler  
111 Main Street  
Mount Kisco, NY 10549**

**Case #ARB#22-17  
Building Alterations**

Chairman Loughney called 111 Main Street. Rich Margraph from KG& D Architects, appeared before the Board.

Rich Margraph said this application pertains to the former Elephant's Trunk building across the street. He is representing Dr. Gary Heitzler, who is proposing a new pediatric dental practice in the building. He said they are not really changing much about the building, as it is a very nice building. They will be upgrading the brownish coppery window/mullion color to black, and painting the cementitious trim below the windows and cornice moldings and the banding at the base of the building black to match the windows. He said they are replacing the roof with a Spanish tile composite roof system, also in black. They are adding a black, steel security gate in the rear of the building, just under 6' high, and they will be replacing the wall mounted sconces in kind. Rich Margraph showed the Board samples of the materials to be used. He said all of the pitched roofs will receive the composite tile and the flat roofs with EPDM. He added the upper arched windows will be left in place. Chairman Loughney said the brick is on the brown side. Rich Margraph said it could be the lighting. They will not be doing anything with the brick, except for maybe repointing.

**MOTION: Dan Gagliardi made a motion to approve. Heather Kornreich seconded the motion. All ayes.**

### **MINUTES:**

**April 20, 2022**

**Dan Gagliardi made a motion to approve the minutes of April 20, 2022. Heather Kornreich seconded the motion. All ayes.**

The meeting was adjourned at 7:50 pm.

Respectfully submitted,  
Dan Loughney, Chairman

/pat.